

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		GRANVILLE RD, LINCOLN

OWNERSHIP

Owner 1:	CLARK ANDREW B
Owner 2:	HOLLERAN JENNIFER P
Owner 3:	
Street 1:	5 GRANVILLE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BARRIE - J SCOTT
Owner 2:	BARRIE - AMY R
Street 1:	5 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2000, having primarily CLAPBOARD Exterior and 4787 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.0235		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									823						800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.860	1,716,200		959,200	2,675,400
Total Card		1.860	1,716,200	959,200	2,675,400
Total Parcel		1.860	1,716,200	959,200	2,675,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 558.93		/Parcel: 558.93	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,626,100	0	1.86	931,200	2,557,300		Year End Roll	12/2/2024
2024	101	FV	1,569,900	0	1.86	912,700	2,482,600		Year end	11/9/2023
2023	101	FV	1,371,100	0	1.86	740,700	2,111,800	2,111,800	Year end	11/3/2022
2022	101	FV	1,224,000	0	1.86	685,500	1,909,500	1,909,500	Year End Roll	10/19/2021
2021	101	FV	1,195,600	0	1.86	640,700	1,836,300	1,836,300	Year End Roll	10/15/2020
2020	101	FV	1,233,800	0	1.86	664,700	1,898,500	1,898,500	Year End Roll	9/26/2019
2019	101	FV	1,252,200	0	1.86	647,100	1,899,300	1,899,300	Create Final va	6/4/2019
2018	101	FV	1,252,200	0	1.86	647,100	1,899,300	1,899,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARRIE, J SCOTT	63670-171		6/16/2014		1,961,000	No	No		
STAM ALLAN C JR	31318-221		4/10/2000	CHANGE IN US	475,000	Yes	No		
	12186-374		4/12/1972			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/11/2007	3678	SCREENPR	42,000	C	6/12/2008			build new screen p
8/14/2000	2051	NEW HOME	340,000	C	7/6/2001			
4/12/2000	1928	MANUAL	340,000	C	7/6/2001			foundation 6/27/0

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
6/12/2008	PERMIT VISIT	100	
6/12/2007	MEAS/EXT INS	100	
7/6/2001	MEAS+INSPCTD	613	
6/27/2000	MEAS/EXT INS	609	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	56 10 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

