

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRAZIER TR MICHAEL F
Owner 2:	FRAZIER TR JANET K
Owner 3:	M FRAZIER & J FRAZIER LIV TRST
Street 1:	18 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3106 Type:

PREVIOUS OWNER

Owner 1:	FRAZIER - MICHAEL F
Owner 2:	FRAZIER - JANET K
Street 1:	18 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3106

NARRATIVE DESCRIPTION

This parcel contains 4.587 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1940, having primarily WOOD SHING Exterior and 2725 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
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		2.75		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									19,250						19,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.587	348,100	14,000	977,700	1,339,800
Total Card	4.587	348,100	14,000	977,700	1,339,800
Total Parcel	4.587	348,100	14,000	977,700	1,339,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		491.67	/Parcel: 491.67

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	328,800	13100	4.587	949,700	1,291,600		Year End Roll	12/2/2024
2024	101	FV	320,300	13100	4.587	928,500	1,261,900		Year end	11/9/2023
2023	101	FV	292,600	13100	4.587	756,500	1,062,200	1,062,200	Year end	11/3/2022
2022	101	FV	250,400	16700	4.587	701,300	968,400	968,400	Year End Roll	10/19/2021
2021	101	FV	232,900	16700	4.587	656,500	906,100	906,100	Year End Roll	10/15/2020
2020	101	FV	230,700	16700	4.587	680,500	927,900	927,900	Year End Roll	9/26/2019
2019	101	FV	208,600	16700	4.587	662,900	888,200	888,200	Create Final va	6/4/2019
2018	101	FV	208,600	16700	4.587	662,900	888,200	888,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRAZIER, MICHAEL	83043-432		7/25/2024	CONVENIENC	99	No	No		
ATCHLEY, DANA W	25828-436		11/17/1995	CHD>SALE	500,000	No	No		2 LOTS SOLD
BARBARA ATCHLEY	21496-30		10/26/1991	FAMILY		No	No		

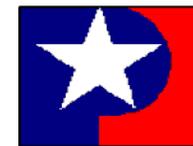
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/28/2024	R-24-0127	WINDOWS	14,590	C				
11/6/2023	R-23-0271	SOLAR PA	36,757	C				Rooftop solar inst
5/24/2023	R-23-0129	ROOF	28,900	C				Remove & replace r
3/4/1996	906-96	RENO-ADD	10,000	C	6/18/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
2/22/2017	MEAS+INSPCTD	4	JG
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
3/18/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	56 2 0
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:	

!1530!

PRINT

Date	Time
09/26/25	16:37:53

LAST REV

Date	Time
05/29/25	10:28:24

apro
1530

