	Total Card /	Total Parcel
APPRAISED:	1,351,500 /	1,351,500
USE VALUE:	1,351,500 /	1,351,500
ASSESSED:	1,351,500 /	1,351,500

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.030	518,500	900	832,100	1,351,500
Total Card	1.030	518,500	900	832,100	1,351,500
Total Parcel	1.030	518,500	900	832,100	1,351,500

Source: Market Adj Cost   Total Value per SQ unit /Card: 473.96   /Parcel: 473.96

Legal Description
1057

User Acct
0
GIS Ref
GIS Ref
Insp Date
08/02/13

Entered Lot Size
Total Land:
Land Unit Type:

OWNERSHIP
Unit #:

Owner 1:	SHORTSLEEVE MICHAEL J
Owner 2:	SHORTSLEEVE CATHERINE F
Owner 3:	
Street 1:	4 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	ROGERS BEN F TR -
Owner 2:	ROGERS MARGARET O TR -
Street 1:	4 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773-3106

NARRATIVE DESCRIPTION

This parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1940, having primarily WOOD SHING Exterior and 2852 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

PREVIOUS ASSESSMENT

Parcel ID 141 19 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	490,100	800	1.03	807,800	1,298,700		Year End Roll	12/2/2024
2024	101	FV	483,000	800	1.03	791,800	1,275,600		Year end	11/9/2023
2023	101	FV	479,500	800	1.03	642,500	1,122,800	1,122,800	Year end	11/3/2022
2022	101	FV	429,400	800	1.03	594,600	1,024,800	1,024,800	Year End Roll	10/19/2021
2021	101	FV	387,000	800	1.03	555,700	943,500	943,500	Year End Roll	10/15/2020
2020	101	FV	383,600	800	1.03	576,500	960,900	960,900	Year End Roll	9/26/2019
2019	101	FV	355,100	800	1.03	561,200	917,100	917,100	Create Final va	6/4/2019
2018	101	FV	355,100	800	1.03	561,200	917,100	917,100	Year End Roll	9/28/2017

!1533!

PRINT
Date	Time
09/26/25	16:38:13

LAST REV
Date	Time
05/08/25	09:45:15
apro	

USER DEFINED

Prior Id # 1:	56 4 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:	

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 1533

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROGERS BEN F TR	33380-129		8/2/2001		832,000	No	No		
MIDDLETON, NEIL	25491-42		7/17/1995		540,000	No	No		
ALLEN ROBERT/CA	23253-375		6/1/1993		438,500	No	No		

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/7/2022	R-22-0040	WINDOWS	11,000	O	4/19/2022			Install 2 new wind
1/14/2020	R-20-0005	SOLAR PA	32,667	C				Install 27 rooftop
6/25/2019	R-19-0077	WINDOWS	24,000	C	6/27/2019			Replace windows; a
6/21/2017	6782	SHEET MT	8,000	C				Sheet metal work f
1/4/2017	6658	RENOVATI	50,000	C	5/4/2017			Remodel a bathroom
2/22/2006	3360	RENO-GAR	80,000	C	5/24/2007			Convert garage to

ACTIVITY INFORMATION

Date	Result	By	Name
3/24/2025	INFO FM PRMT	7	SB
8/2/2013	MEAS/EXT INS	25	D ERSKINE
5/24/2007	MEAS+INSPCTD	100	
6/30/2006	MEAS/EXT INS	50	
11/17/2001	M&L COMPLETE	613	
3/18/1996	MEAS/EXT INS	606	
7/8/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	
11/15/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA   ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		44866.80078		SQUARE FE	PRIME SITE		0	11.98	1.55	R4									832,132						832,100	

Total AC/HA:	1.03000	Total SF/SM:	44867	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	832,132	Spl Credit	Total:	832,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.   Database: AssessPro - Lincoln   meadorse   2026

EXTERIOR INFORMATION

Field	Value
Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 / Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	3 - GAMBREL
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B - GOOD
Year Blt:	1940 / Eff Yr Blt:
Alt LUC:	/ Alt %:
Jurisdict:	/ Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	2 - SOFTWOOD
Sec Floors:	3 - HARDWOO 40%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 / % AC: 0
Solar HW:	NO / Central Vac: NO
% Com Wal	0 / % Sprinkled 0

BATH FEATURES

Feature	Count	Rating
Full Bath	1	GOOD
A Bath:	1	AVERAGE
3/4 Bath:		
A 3QBth		
1/2 Bath:	1	AVERAGE
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Feature	Count	Rating
Kits:	1	AVERAGE
A Kits:		
Frpl:	2	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	VG - Very Good	17. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	17.5	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	129.00
Size Adj.:	0.96041560
Const Adj.:	1.01999998
Adj $ / SQ:	126.371
Other Features:	50500
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	628543
Depreciation:	109995
Depreciated Total:	518548

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1								# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4		Baths: 1		HB 1					

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value
WtAv$/SQ:	/ AvRate: / Ind.Val 483700.0000
Juris. Factor:	/ Before Depr: 183.24
Special Features:	0 / Val/Su Net: 144.59
Final Total:	518500 / Val/Su SzAd 181.83

SKETCH

UnSketched SubA
BMTF=1: 320,

21
18   18
SFL
FFL
BMT F=1
9   12
10
SFL   14   FFL F=1
FFL
4   9
SFL   4   3
OFP   20
28
FFL
SFL
9
FFL F=1

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,588	126.370	200,678
SFL	2ND FLOOR	1,264	126.370	159,670
BMT	BASEMENT	698	31.590	22,052
OFP	OPEN PORCH	36	16.050	578

Field	Value		Value
Net Sketched Area:	3,586	Total:	382,978
Size Ad	2851.5	Gross Area	3652 / FinArea 2852

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID: 141 19 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	180	A	AV	1940	16.05	T	70	101			900			900

More: N	Total Yard Items:	900	Total Special Featues:		Total:	900