

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHITMAN NICHOLAS L
Owner 2:	SHORTSLEEVE CATHERINE L
Owner 3:	
Street 1:	12 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3106 Type:

PREVIOUS OWNER

Owner 1:	Chung - Michael K
Owner 2:	Chung - Leslie
Street 1:	12 Granville Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3106

NARRATIVE DESCRIPTION

This parcel contains 1.48 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1968, having primarily BRICK Exterior and 3627 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		64468		SQUARE FE	PRIME SITE		0	11.98	1.17	R4									902,580						902,600	

Total AC/HA:	1.47998	Total SF/SM:	64468	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	902,580	SpI Credit	Total:	902,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.480	746,300		902,600	1,648,900
Total Card	1.480	746,300		902,600	1,648,900
Total Parcel	1.480	746,300		902,600	1,648,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	454.62	/Parcel:	454.62

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	706,100	0	1.48	876,200	1,582,300		Year End Roll	12/2/2024
2024	101	FV	689,200	0	1.48	858,900	1,548,100		Year end	11/9/2023
2023	101	FV	634,500	0	1.48	696,900	1,331,400	1,331,400	Year end	11/3/2022
2022	101	FV	536,400	0	1.48	644,900	1,181,300	1,181,300	Year End Roll	10/19/2021
2021	101	FV	477,300	0	1.48	602,700	1,080,000	1,080,000	Year End Roll	10/15/2020
2020	101	FV	473,300	0	1.48	625,300	1,098,600	1,098,600	Year End Roll	9/26/2019
2019	101	FV	369,200	0	1.48	608,800	978,000	978,000	Create Final va	6/4/2019
2018	101	FV	369,200	0	1.48	608,800	978,000	978,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Chung,Michael K	59817-67		8/22/2012		995,000	No	No		
NESSEN E RICHA	51859-55		11/3/2008		875,000	No	No		
ROBERT RIMBACH	12143-543		3/19/1972		87,000	No	No		

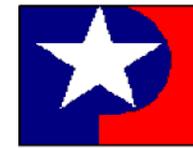
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/14/2025	R-25-0055	RENOVATI	178,971					Replace 8 windows,
6/11/2024	R-24-0112	WDK	25,000	O				Replace patio & st
7/28/2023	R-23-0180	POOL	166,000	O				Install 20x40 ingr
12/15/2016	6652	SHEET MT	10,000	C				Sheet metal work t
10/21/2016	6598	RENO-ADD	205,000	C	8/7/2019			Construct addition
11/17/2008	4097	RENOVATI	87,300	C	6/1/2009			remodel 3 bths & k
5/22/1996	954-96	ROOF	10,000	C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS/EXT INS	622	K Cuoco
6/1/2009	MEAS+INSPCTD	25	D ERSKINE
6/18/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
6/3/1997	MEAS/EXT INS	602	
3/12/1996	MEAS+INSPCTD	606	
2/13/1996	ABATE-INSPCT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	56 6 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:	

Parcel ID 137 17 0

Date	Time
09/26/25	16:38:27
05/28/25	12:08:42

PAT ACCT.

blakeley	1535

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