

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAYLOR JEANNINE L
Owner 2:	
Owner 3:	
Street 1:	9 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3103 Type:

PREVIOUS OWNER

Owner 1:	TAYLOR TIMOTHY A -
Owner 2:	TAYLOR JEANNINE L -
Street 1:	9 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3103

NARRATIVE DESCRIPTION

This parcel contains 1.01 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1953, having primarily CLAPBOARD Exterior and 2532 Square Feet, with 1 Unit, 2 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		43995.60156		SQUARE FE	PRIME SITE		0	11.98	1.57	R4									829,003						829,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.010	365,300	3,700	829,000	1,198,000
Total Card 1.010 365,300 3,700 829,000 1,198,000					
Total Parcel 1.010 365,300 3,700 829,000 1,198,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 473.14		/Parcel: 473.14	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	325,100	3500	1.01	804,800	1,133,400		Year End Roll	12/2/2024
2024	101	FV	323,300	3500	1.01	788,900	1,115,700		Year end	11/9/2023
2023	101	FV	282,300	3500	1.01	640,100	925,900	925,900	Year end	11/3/2022
2022	101	FV	255,500	5200	1.01	592,300	853,000	853,000	Year End Roll	10/19/2021
2021	101	FV	244,200	5200	1.01	553,600	803,000	803,000	Year End Roll	10/15/2020
2020	101	FV	218,300	5200	1.01	574,300	797,800	797,800	Year End Roll	9/26/2019
2019	101	FV	212,400	5200	1.01	559,100	776,700	776,700	Create Final va	6/4/2019
2018	101	FV	212,400	5200	1.01	559,100	776,700	776,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TAYLOR TIMOTHY	47571-33		5/26/2006	DIVORCE/ESTA	100	No	No		
MARY E. CLARE	13593-441		11/28/1978		88,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/21/2022	R-22-0232	SOLAR PA	34,008	C				Install 26 roof mo
7/26/2022	R-22-0169	ROOF	8,525	C				Strip & re-roof dw
6/10/2010	4480	RENOVATI	95,000	C				2 car gar w/ bedro
9/5/2003	2766	ROOF		C				
10/23/1995	841-95	POOL	14,000	C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
6/30/2011	PERMIT VISIT	25	D ERSKINE
12/2/2008	MEAS/EXT INS	25	D ERSKINE
1/12/2002	M&L COMPLETE	613	
6/3/1997	MEAS/EXT INS	602	
3/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	56 9 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:	

PRINT

Date	Time
09/26/25	16:38:56

LAST REV

Date	Time
01/25/25	09:29:22

apro 1538

INSPIRE

Date	Time
01/09/25	

INSPIRE

Date	Time
01/09/25	

INSPIRE

Date	Time
01/09/25	

