

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FRAZIER MICHAEL F
Owner 2:	FRAZIER JANET K
Owner 3:	
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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.5 ACRES of land mainly classified as UNDEV with a N/A Building built about , having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 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
132	UNDEV		1.5		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									52,500						52,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	1.500			52,500	52,500
Total Card	1.500			52,500	52,500
Total Parcel	1.500			52,500	52,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	1.5	52,500	52,500		Year End Roll	12/2/2024
2024	132	FV		0	1.5	45,000	45,000		Year end	11/9/2023
2023	132	FV		0	1.5	45,000	45,000	45,000	Year end	11/3/2022
2022	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	10/19/2021
2021	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	10/15/2020
2020	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	9/26/2019
2019	132	FV		0	1.5	45,000	45,000	45,000	Create Final va	6/4/2019
2018	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
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

ACTIVITY INFORMATION

Date	Result	By	Name
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 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:	

