



Patriot Properties Inc.

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) N/A Building Built about , Having Primarily N/A Exterior and N/A Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	30,000.	1.000	R4									45,000						45,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			1.500	45,000	45,000		0
							GIS Ref
							GIS Ref
Total Card			1.500	45,000	45,000	Entered Lot Size	
Total Parcel			1.500	45,000	45,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	Insp Date
							06/18/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	9/28/2017
2017	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	9/29/2016
2016	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	1/14/2016
2015	132	FV		0	1.5	45,000	45,000	45,000	Year End	10/2/2014
2014	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ATCHLEY, DANA W	25828-436		11/17/1995	CHD>SALE	500000	No	No			2 LOTS SOLD
BARBARA ATCHLEY	21496-30		10/26/1991	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/4/1996	906-96	RENO-ADD	10,000	C	6/18/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	M COLE
3/18/1996	MEAS+INSPCTD	606	J SMITH

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

Total AC/HA:	1.50000	Total SF/SM:	65340.00	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 4	Total:	45,000	SpI Credit:		Total:	45,000
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