



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(n) CAPE Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 Infru	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	8.	1.573	R4									553,589						553,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	244,200	5,200	1.010	553,600	803,000
Total Card	244,200	5,200	1.010	553,600	803,000
Total Parcel	244,200	5,200	1.010	553,600	803,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		317.14	/Parcel: 317.14

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	6/4/2019
2018	101	FV	212,400	5200	1.01	559,100	776,700	776,700	Year End Roll	9/28/2017
2017	101	FV	208,400	5200	1.01	553,600	767,200	767,200	Year End Roll	9/29/2016
2016	101	FV	208,400	5200	1.01	537,700	751,300	751,300	Year End Roll	1/14/2016
2015	101	FV	200,400	5200	1.01	497,500	703,100	703,100	Year End	10/2/2014
2014	101	FV	198,400	5200	1.01	463,600	667,200	667,200	Year End Roll	1/23/2014
2013	101	FV	194,500	5200	1.01	449,800	649,500	649,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TAYLOR TIMOTHY	47571-33		5/26/2006	DIVORCE/ESTA	100	No	No			
MARY E. CLARE	13593-441		11/28/1978		88000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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
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 ___/___/___

