



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ADAMS TR F DOUGLAS
Owner 2:	ADAMS TR PATRICIA
Owner 3:	ADAMS FAMILY REALTY TRUST 2013
Street 1:	19 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3103 Type:

**PREVIOUS OWNER**

Owner 1:	ADAMS - F DOUGLAS
Owner 2:	ADAMS - PATRICIA
Street 1:	19 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3103

**NARRATIVE DESCRIPTION**

This Parcel contains 4.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		2.253		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									67,590						67,600	
101	ONE FAM		0.4		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									2,400						2,400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	232,000	43,500	4.490	754,800	1,030,300
Total Card	232,000	43,500	4.490	754,800	1,030,300
Total Parcel	232,000	43,500	4.490	754,800	1,030,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		451.66	/Parcel: 451.66

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

GIS Ref
GIS Ref
Insp Date
07/19/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	223,900	43500	4.49	710,000	977,400	977,400	Year End Roll	10/15/2020
2020	101	FV	219,900	43500	2.53	684,800	948,200	948,200	Year End Roll	9/26/2019
2019	101	FV	216,200	43500	2.53	667,200	926,900	926,900	Create Final value 2019	6/4/2019
2018	101	FV	216,200	43500	2.53	667,200	926,900	926,900	Year End Roll	9/28/2017
2017	101	FV	212,300	43500	2.53	660,800	916,600	916,600	Year End Roll	9/29/2016
2016	101	FV	210,400	43500	2.53	642,400	896,300	896,300	Year End Roll	1/14/2016
2015	101	FV	204,500	43500	2.53	596,000	844,000	844,000	Year End	10/2/2014
2014	101	FV	188,800	43500	2.53	556,800	789,100	789,100	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ADAMS,F DOUGLAS	63272-66		2/13/2014	FAMILY		1	No	No
RAMELLE C. ADAM	13696-435		5/23/1979		36,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/22/2009	4230	MANUAL	8,000	C	7/19/2011			contract enclosure

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/19/2011	MEAS/EXT INS	618	G BOURGAULT
8/19/2010	MEAS/EXT INS	618	G BOURGAULT
12/4/2008	MEAS/EXT INS	25	D ERSKINE
1/2/2002	M&L COMPLETE	613	
3/12/1996	MEAS+INSPCTD	606	
9/7/1995	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1      Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)		
Year Blt:	1981	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	10 - PROPANE		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	GARAGE	D	Y	1	240	A	AG	1987	36.00	T	0	101			8,600			8,600
2	SHED/FR	D	Y	1	12x18	A	AV	1996	15.00	T	40	101			1,900			1,900
21	STUDIO	D	Y	1	16x18	A	AV	1996	50.00	T	19.5	101			11,600			11,600
21	STUDIO	D	Y	1	138x14	A	AV	1996	50.00	T	19.5	101			21,400			21,400

More:	N	Total Yard Items:	43,500	Total Special Features:		Total:	43,500
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**BATH FEATURES**

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	AV - Average	22.0%
Functional:	D - DESIGN	25.0%
Economic:		
Special:		
Override:		
Total:		41.5%

**CALC SUMMARY**

Basic \$ / SQ:	104.00
Size Adj.:	1.01431715
Const Adj.:	1.01999998
Adj \$ / SQ:	107.599
Other Features:	51798
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	396660
Depreciation:	164614
Depreciated Total:	232046

**COMMENTS**

INCL 42-7-3 (.36ACRES) .

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	7	BR:	4	Bath:	2	HB	1				

**REMODELING**

Exterior:					
Interior:					
Additions:					
Kitchen:					
Baths:					
Plumbing:					
Electric:					
Heating:					
General:					
Totals					
		1	7	4	4

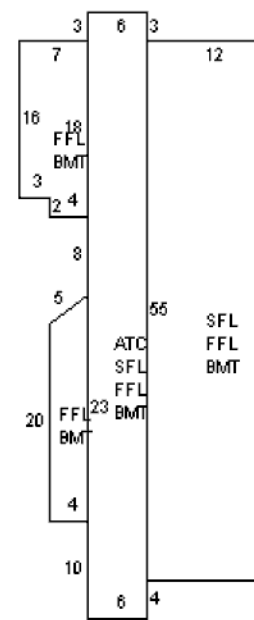
**RES BREAKDOWN**

No Unit	RMS	BRS	FL				
1	7	4	1				
Totals							
1	7	4					

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	861690.6882
Juris. Factor:		Before Depr:	129.12	
Special Features:	0	Val/Su Net:	65.93	
Final Total:	232000	Val/Su SzAd	102.20	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,238	26.900	33,302	
FFL	1ST FLOOR	1,238	107.600	133,207	
SFL	2ND FLOOR	1,032	107.600	111,042	
ATC	ATTIC	11	107.600	1,201	
Net Sketched Area:		3,519	Total:	278,752	
Size Ad	2270	Gross Area	3880	FinArea	2281

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT		BASEMENT			
FFL		1ST FLOOR			
SFL		2ND FLOOR			
ATC	10	ATTIC			0

**IMAGE**



**AssessPro** Patriot Properties, Inc