



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: CLARK ANDREW B
Owner 2: HOLLERAN JENNIFER P
Owner 3:
Street 1: 5 GRANVILLE ROAD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773 Type:

PREVIOUS OWNER

Owner 1: BARRIE - J SCOTT
Owner 2: BARRIE - AMY R
Street 1: 5 GRANVILLE RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-3105

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.0235		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									705						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,224,000		1.860	685,500	1,909,500
Total Card		1,224,000	1.860	685,500	1,909,500
Total Parcel		1,224,000	1.860	685,500	1,909,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 398.92		/Parcel: 398.92	

Legal Description	User Acct
1063	0
	GIS Ref
	GIS Ref
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
2021	101	FV	1,195,600	0	1.86	640,700	1,836,300	1,836,300	Year End Roll	10/15/2020
2020	101	FV	1,233,800	0	1.86	664,700	1,898,500	1,898,500	Year End Roll	9/26/2019
2019	101	FV	1,252,200	0	1.86	647,100	1,899,300	1,899,300	Create Final value 2019	6/4/2019
2018	101	FV	1,252,200	0	1.86	647,100	1,899,300	1,899,300	Year End Roll	9/28/2017
2017	101	FV	1,123,400	0	1.86	640,700	1,764,100	1,764,100	Year End Roll	9/29/2016
2016	101	FV	1,087,500	0	1.86	622,300	1,709,800	1,709,800	Year End Roll	1/14/2016
2015	101	FV	931,700	0	1.86	575,900	1,507,600	1,507,600	Year End	10/2/2014
2014	101	FV	869,300	0	1.86	536,700	1,406,000	1,406,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARRIE, J SCOTT	63670-171		6/16/2014		1,961,000	No	No			
STAM ALLAN C JR	31318-221		4/10/2000	CHANGE IN US	475,000	Yes	No			
	12186-374		4/12/1972			No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/11/2007	3678	SCREENPR	42,000	C	6/12/2007			build new screen p
8/14/2000	2051	NEW HOME	340,000	C	7/6/2001			
4/12/2000	1928	MANUAL	340,000	C	6/27/2000			foundation 6/27/0

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
6/12/2008	PERMIT VISIT	100	
6/12/2007	MEAS/EXT INS	100	
7/6/2001	MEAS+INSPCTD	613	
6/27/2000	MEAS/EXT INS	609	

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

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 2A - 2A, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bathroom details: Full Bath: 4, Rating: VERY GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: VERY GOOD, A HBth: , Rating: , OthrFix: 3, Rating: VERY GOOD

COMMENTS

AREA CORRECTION 1993 PLAN 4-28-93 #256 .

OTHER FEATURES

Table with other features: Kits: 1, Rating: VERY GOOD, A Kits: , Rating: , Frpl: 1, Rating: GOOD, WSFlue: , Rating:

GENERAL INFORMATION

Table with general info: Grade: A - VERY GOOD, Year Blt: 2000, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name:

RESIDENTIAL GRID

Table with residential grid details: 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: RMs: 11, BRs: 4, Baths: 4, HB 1

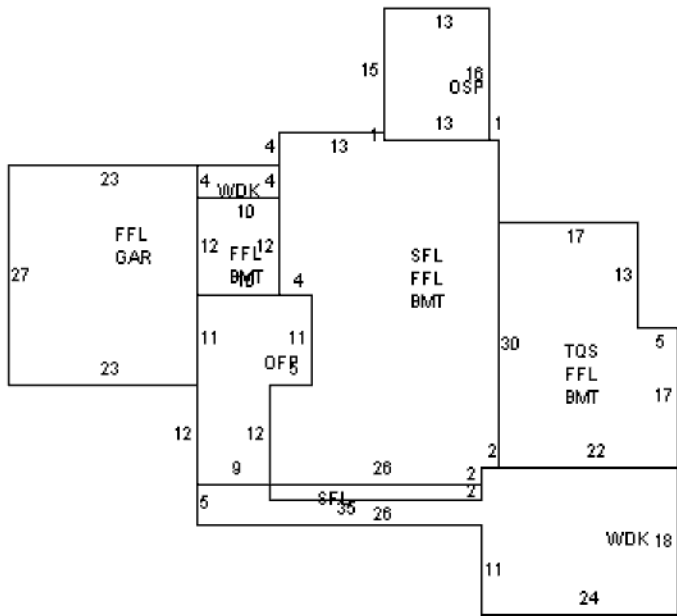
REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 11, 4

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: , Prim Int Wal: 2 - PLASTER, Sec Int Wal: , Partition: E - EXTNSIVE, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr: , Bsmnt Gar: , Electric: 1 - EXTENSIVE, Insulation: 3 - EXTENSIVE, Int vs Ext: , Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: , % Sprinkled:

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good, 2.7%, Functional: , Economic: , Special: , Override: , Total: 2.7%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 104.00, Size Adj.: 0.89791989, Const Adj.: 1.01999998, Adj \$ / SQ: 95.251, Other Features: 132175, Grade Factor: 2.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1257960, Depreciation: 33965, Depreciated Total: 1223995

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 1622143.030, Juris. Factor, Before Depr: 190.50, Special Features: 0, Val/Su Net: 161.73, Final Total: 1224000, Val/Su SzAd: 301.76

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 7,568, Total: 496,805, Size Ad: 4056.25, Gross Area, 7717, FinArea, 4787

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with spec features and 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

PARCEL ID 141 22 0

IMAGE

AssessPro Patriot Properties, Inc

