



PROPERTY LOCATION

No	Alt No	Direction/Street/City
18		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 4.587 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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 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		2.75		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									16,500						16,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	250,400	16,700	4.587	701,300	968,400		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 355.38						/Parcel: 355.38	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	232,900	16700	4.587	656,500	906,100	906,100	Year End Roll	10/15/2020
2020	101	FV	230,700	16700	4.587	680,500	927,900	927,900	Year End Roll	9/26/2019
2019	101	FV	208,600	16700	4.587	662,900	888,200	888,200	Create Final value 2019	6/4/2019
2018	101	FV	208,600	16700	4.587	662,900	888,200	888,200	Year End Roll	9/28/2017
2017	101	FV	227,600	16700	4.587	656,500	900,800	900,800	Year End Roll	9/29/2016
2016	101	FV	225,300	16700	4.587	638,100	880,100	880,100	Year End Roll	1/14/2016
2015	101	FV	220,600	16700	4.587	591,700	829,000	829,000	Year End	10/2/2014
2014	101	FV	211,100	16700	3.087	543,500	771,300	771,300	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	500,000	No	No			2 LOTS SOLD
BARBARA ATCHLEY	21496-30		10/26/1991	FAMILY		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
2/22/2017	MEAS+INSPCTD	4	JG
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

