

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHORTSLEEVE MICHAEL J
Owner 2:	SHORTSLEEVE CATHERINE F
Owner 3:	
Street 1:	4 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROGERS BEN F TR -
Owner 2:	ROGERS MARGARET O TR -
Street 1:	4 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3106

NARRATIVE DESCRIPTION

This Parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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
101	ONE FAM		44866.80078		SQUARE FE	PRIME SITE		0	8.56	1.548	R4									594,578						594,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	429,400	800	1.030	594,600	1,024,800
Total Card	429,400	800	1.030	594,600	1,024,800
Total Parcel	429,400	800	1.030	594,600	1,024,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		359.39	/Parcel: 359.39

Legal Description	User Acct
1057	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	387,000	800	1.03	555,700	943,500	943,500	Year End Roll	10/15/2020
2020	101	FV	383,600	800	1.03	576,500	960,900	960,900	Year End Roll	9/26/2019
2019	101	FV	355,100	800	1.03	561,200	917,100	917,100	Create Final value 2019	6/4/2019
2018	101	FV	355,100	800	1.03	561,200	917,100	917,100	Year End Roll	9/28/2017
2017	101	FV	340,400	800	1.03	555,700	896,900	896,900	Year End Roll	9/29/2016
2016	101	FV	328,800	800	1.03	539,700	869,300	869,300	Year End Roll	1/14/2016
2015	101	FV	325,500	800	1.03	499,400	825,700	825,700	Year End	10/2/2014
2014	101	FV	302,900	800	1.03	465,400	769,100	769,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROGERS BEN F TR	33380-129		8/2/2001		832,000	No	No			
MIDDLETON, NEIL	25491-42		7/17/1995		540,000	No	No			
ALLEN ROBERT/CA	23253-375		6/1/1993		438,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/14/2020	R-20-0005	SOLAR PA	32,667	C				Install 27 rooftop
6/25/2019	R-19-0077	WINDOWS	24,000	C	6/27/2019			Replace windows; a
6/21/2017	6782	SHEET MT	8,000	C				Sheet metal work f
1/4/2017	6658	RENOVATI	50,000	C	5/4/2017			Remodel a bathroom
2/22/2006	3360	RENO-GAR	80,000	C	6/30/2006			Convert garage to

ACTIVITY INFORMATION

Date	Result	By	Name
8/2/2013	MEAS/EXT INS	25	D ERSKINE
5/24/2007	MEAS+INSPCTD	100	
6/30/2006	MEAS/EXT INS	50	
11/17/2001	M&L COMPLETE	613	
3/18/1996	MEAS/EXT INS	606	
7/8/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	
11/15/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.03000	Total SF/SM:	44866.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	594,578	Spl Credit		Total:	594,600
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