



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SVETZ TR PAUL J
Owner 2:	SVETZ TR LINDA M
Owner 3:	SVETZ FAMILY REVOCABL TR 2016
Street 1:	8 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3106 Type:

PREVIOUS OWNER

Owner 1:	SVETZ - PAUL J
Owner 2:	SVETZ - LINDA M
Street 1:	8 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3106

NARRATIVE DESCRIPTION

This Parcel contains 1.58 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM
t						

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		68825		SQUARE FE	PRIME SITE		0	8.56	1.114	R4									656,103						656,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	270,300	16,600	1.580	656,100	943,000
Total Card	270,300	16,600	1.580	656,100	943,000
Total Parcel	270,300	16,600	1.580	656,100	943,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		454.02	/Parcel: 454.02

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
2021	101	FV	263,900	16600	1.58	613,200	893,700	893,700	Year End Roll	10/15/2020
2020	101	FV	259,900	16600	1.58	636,200	912,700	912,700	Year End Roll	9/26/2019
2019	101	FV	255,900	16600	1.58	619,300	891,800	891,800	Create Final value 2019	6/4/2019
2018	101	FV	255,900	16600	1.58	619,300	891,800	891,800	Year End Roll	9/28/2017
2017	101	FV	251,900	16600	1.58	613,200	881,700	881,700	Year End Roll	9/29/2016
2016	101	FV	250,000	16600	1.58	595,600	862,200	862,200	Year End Roll	1/14/2016
2015	101	FV	244,000	16600	1.58	551,100	811,700	811,700	Year End	10/2/2014
2014	101	FV	228,200	16600	1.58	513,500	758,300	758,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SVETZ,PAUL J	67299-254		5/23/2016	FAMILY		1 No	No	
JOHN D. MILLARD	13666-317		4/3/1979		125,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/29/2005	3264	ROOF		C				
9/17/2002	2578	RENOVATI	20,000	C	6/17/2003			kitchen & change w

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/2/2008	MEAS+INSPCTD	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
11/10/2001	M&L COMPLETE	613	
5/18/1996	MEAS+INSPCTD	606	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(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:		

BATH FEATURES

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

COMMENTS

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	s:	8	BR	s:	4	Bath	s:	2	HB		

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

GENERAL INFORMATION

Grade:	B-	- GOOD (-)	
Year Blt:	1951	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	2 - SOFTWOOD 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	6 - ELECTRC BB		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	31.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31.6%

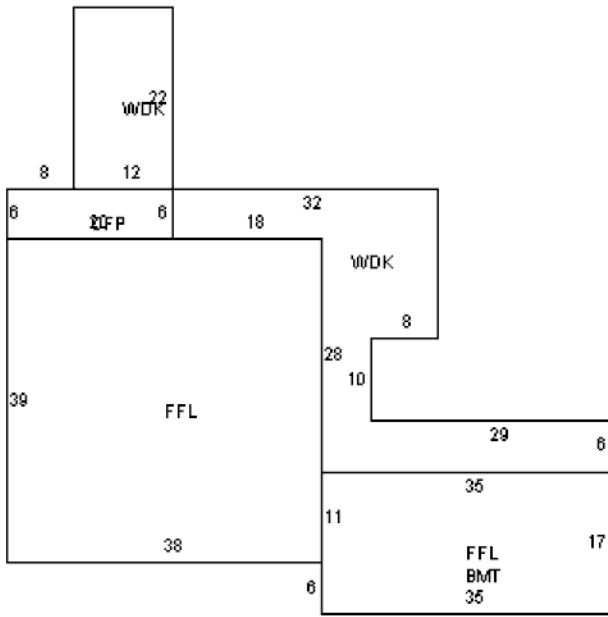
CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	1.03887820
Const Adj.:	0.99959999
Adj \$ / SQ:	108.000
Other Features:	73000
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	395215
Depreciation:	124888
Depreciated Total:	270327

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	798743.5897
Juris. Factor:		Before Depr:	129.60	
Special Features:	0	Val/Su Net:	73.33	
Final Total:	270300	Val/Su SzAd:	130.14	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,077	108.000	224,316	
WDK	WOOD DECK	894	15.840	14,164	
BMT	BASEMENT	595	27.000	16,065	
OPF	OPEN PORCH	120	15.000	1,800	
Net Sketched Area:		3,686	Total:	256,345	
Size Ad	2077	Gross Area	3686	Fin Area	2077

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	630	A	AV	1951	36.00	T	60	101			9,100			9,100			
2	SHED/FR	D	Y	1	418	A	AV	1951	15.00	T	70	101			1,900			1,900			
25	GRNHSE-G	D	Y	1	208	A	AV	1951	57.84	T	60	101			4,800			4,800			
19	PATIO	D	Y	1	400	A	AV	1951	7.00	T	70	101			800			800			
More: N																Total Yard Items:	16,600	Total Special Features:		Total:	16,600

IMAGE

AssessPro Patriot Properties, Inc

