



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WHITMAN NICHOLAS L
Owner 2:	SHORTSLEEVE CATHERINE L
Owner 3:	
Street 1:	12 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3106 Type:

**PREVIOUS OWNER**

Owner 1:	Chung - Michael K
Owner 2:	Chung - Leslie
Street 1:	12 Granville Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3106

**NARRATIVE DESCRIPTION**

This Parcel contains 1.48 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		64468		SQUARE FE	PRIME SITE		0	8.56	1.169	R4									644,914						644,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	536,400		1.480	644,900	1,181,300
Total Card	536,400		1.480	644,900	1,181,300
Total Parcel	536,400		1.480	644,900	1,181,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		325.70	/Parcel: 325.70

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

GIS Ref
GIS Ref
Insp Date
10/19/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	477,300	0	1.48	602,700	1,080,000	1,080,000	Year End Roll	10/15/2020
2020	101	FV	473,300	0	1.48	625,300	1,098,600	1,098,600	Year End Roll	9/26/2019
2019	101	FV	369,200	0	1.48	608,800	978,000	978,000	Create Final value 2019	6/4/2019
2018	101	FV	369,200	0	1.48	608,800	978,000	978,000	Year End Roll	9/28/2017
2017	101	FV	365,800	0	1.48	602,700	968,500	968,500	Year End Roll	9/29/2016
2016	101	FV	357,100	0	1.48	585,400	942,500	942,500	Year End Roll	1/14/2016
2015	101	FV	350,300	0	1.48	541,700	892,000	892,000	Year End	10/2/2014
2014	101	FV	336,900	0	1.48	504,800	841,700	841,700	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
Chung,Michael K	59817-67		8/22/2012		995,000	No	No	
NESSEN E RICHA	51859-55		11/3/2008		875,000	No	No	
ROBERT RIMBACH	12143-543		3/19/1972		87,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/15/2016	6652	SHEET MT	10,000	C				Sheet metal work t
10/21/2016	6598	RENO-ADD	205,000	C	8/7/2019			Construct addition
11/17/2008	4097	RENOVATI	87,300	C	4/21/2009			remodel 3 bths & k
5/22/1996	954-96	ROOF	10,000	C	6/3/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/19/2018	MEAS/EXT INS	622	K Cuoco
6/1/2009	MEAS+INSPCTD	25	D ERSKINE
6/18/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
6/3/1997	MEAS/EXT INS	602	
3/12/1996	MEAS+INSPCTD	606	
2/13/1996	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA

