



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ADAMS TR F DOUGLAS
Owner 2:	ADAMS TR PATRICIA
Owner 3:	ADAMS FAMILY REALTY TRUST 2013
Street 1:	19 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3103 Type:

PREVIOUS OWNER

Owner 1:	ADAMS - F DOUGLAS
Owner 2:	ADAMS - PATRICIA
Street 1:	19 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3103

NARRATIVE DESCRIPTION

This Parcel contains 4.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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

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	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		2.253		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									67,590						67,600	
101	ONE FAM		0.4		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									2,400						2,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	278,700	34,900	4.490	810,000	1,123,600
Total Card	278,700	34,900	4.490	810,000	1,123,600
Total Parcel	278,700	34,900	4.490	810,000	1,123,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		492.56	/Parcel: 492.56

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

GIS Ref
GIS Ref
Insp Date
07/19/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	232,000	43500	4.49	754,800	1,030,300	1,030,300	Year End Roll	10/19/2021
2021	101	FV	223,900	43500	4.49	710,000	977,400	977,400	Year End Roll	10/15/2020
2020	101	FV	219,900	43500	2.53	684,800	948,200	948,200	Year End Roll	9/26/2019
2019	101	FV	216,200	43500	2.53	667,200	926,900	926,900	Create Final value 2019	6/4/2019
2018	101	FV	216,200	43500	2.53	667,200	926,900	926,900	Year End Roll	9/28/2017
2017	101	FV	212,300	43500	2.53	660,800	916,600	916,600	Year End Roll	9/29/2016
2016	101	FV	210,400	43500	2.53	642,400	896,300	896,300	Year End Roll	1/14/2016
2015	101	FV	204,500	43500	2.53	596,000	844,000	844,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
ADAMS,F DOUGLAS	63272-66		2/13/2014	FAMILY		1	No	No
RAMELLE C. ADAM	13696-435		5/23/1979		36,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/2009	4230	MANUAL	8,000	C	7/19/2011			contract enclosure

ACTIVITY INFORMATION

Date	Result	By	Name
7/19/2011	MEAS/EXT INS	618	G BOURGAULT
8/19/2010	MEAS/EXT INS	618	G BOURGAULT
12/4/2008	MEAS/EXT INS	25	D ERSKINE
1/2/2002	M&L COMPLETE	613	
3/12/1996	MEAS+INSPCTD	606	
9/7/1995	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA

