

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CLARK ANDREW B
Owner 2:	HOLLERAN JENNIFER P
Owner 3:	
Street 1:	5 GRANVILLE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BARRIE - J SCOTT
Owner 2:	BARRIE - AMY R
Street 1:	5 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

**NARRATIVE DESCRIPTION**

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		
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		80000		SQUARE FE	PRIME SITE		0	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.0235		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									705						700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,371,100		1.860	740,700	2,111,800	1063	0
Total Card							1,371,100
Total Parcel							1,371,100
Source: Market Adj Cost							Total Value per SQ unit /Card: 441.19 /Parcel: 441.19
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
2022	101	FV	1,224,000	0	1.86	685,500	1,909,500	1,909,500	Year End Roll	10/19/2021
2021	101	FV	1,195,600	0	1.86	640,700	1,836,300	1,836,300	Year End Roll	10/15/2020
2020	101	FV	1,233,800	0	1.86	664,700	1,898,500	1,898,500	Year End Roll	9/26/2019
2019	101	FV	1,252,200	0	1.86	647,100	1,899,300	1,899,300	Create Final value 2019	6/4/2019
2018	101	FV	1,252,200	0	1.86	647,100	1,899,300	1,899,300	Year End Roll	9/28/2017
2017	101	FV	1,123,400	0	1.86	640,700	1,764,100	1,764,100	Year End Roll	9/29/2016
2016	101	FV	1,087,500	0	1.86	622,300	1,709,800	1,709,800	Year End Roll	1/14/2016
2015	101	FV	931,700	0	1.86	575,900	1,507,600	1,507,600	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARRIE, J SCOTT	63670-171		6/16/2014		1,961,000	No	No			
STAM ALLAN C JR	31318-221		4/10/2000	CHANGE IN US	475,000	Yes	No			
	12186-374		4/12/1972			No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/11/2007	3678	SCREENPR	42,000	C	6/12/2007			build new screen p
8/14/2000	2051	NEW HOME	340,000	C	7/6/2001			
4/12/2000	1928	MANUAL	340,000	C	6/27/2000			foundation 6/27/0

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
6/12/2008	PERMIT VISIT	100	
6/12/2007	MEAS/EXT INS	100	
7/6/2001	MEAS+INSPCTD	613	
6/27/2000	MEAS/EXT INS	609	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	56 10 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

