



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| | | GRANVILLE RD, LINCOLN |

OWNERSHIP

| | |
|-----------|----------------------|
| Owner 1: | FISHER III WILLIAM W |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 16 GRANVILLE RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3106 |

PREVIOUS OWNER

| | |
|-----------|-------|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

NARRATIVE DESCRIPTION

This Parcel contains 1.39 ACRES of land mainly classified as ONE FAM with a(n) GARAGE Building Built about 1983, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 1 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 | | 0 | | SQUARE FE | PRIME SITE | | 0 | 0. | 0.000 | R4 | | | | | | | | | | | | | | | | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101 | 86,400 | | 0.000 | | 86,400 |
| Total Card | | 86,400 | 0.000 | | 86,400 |
| Total Parcel | | 435,500 | 800 | 1,390 | 686,000 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 171.43 | | /Parcel: 382.57 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------|------|
| | | | | | | | | | | |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------|-----------|------------|---|-----|-------|-----------------|-------|
| | | | | | | | | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|---------|
| 4/13/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 3/12/1996 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

| | |
|---------------|--------|
| Prior Id # 1: | 56 7 0 |
| 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: | |

PRINT

| Date | Time |
|----------|----------|
| 10/18/22 | 19:54:01 |

LAST REV

| Date | Time |
|----------|----------|
| 04/20/18 | 13:54:28 |

apro 1536

EXTERIOR INFORMATION

| | |
|---------------|--------------|
| Type: | 30 - GARAGE |
| Sty Ht: | 1T - 1T |
| (Liv) Units: | 1 Total: 2 |
| Foundation: | 1 - CONCRETE |
| Frame: | 1 - WOOD |
| Prime Wall: | 26 - WOOD |
| Sec Wall: | % |
| Roof Struct: | 7 - SHED |
| Roof Cover: | 1 - ASPHALT |
| Color: | |
| View / Desir: | |

BATH FEATURES

| | | | |
|------------|---|---------|---------|
| Full Bath: | 1 | Rating: | AVERAGE |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth: | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | 1 | Rating: | AVERAGE |

COMMENTS

GENERAL INFORMATION

| | | | |
|---------------|---------------|-------------|--|
| Grade: | B- - GOOD (-) | | |
| Year Blt: | 1983 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact.: | |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

OTHER FEATURES

| | | | |
|---------|---|---------|---------|
| Kits: | 1 | Rating: | AVERAGE |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

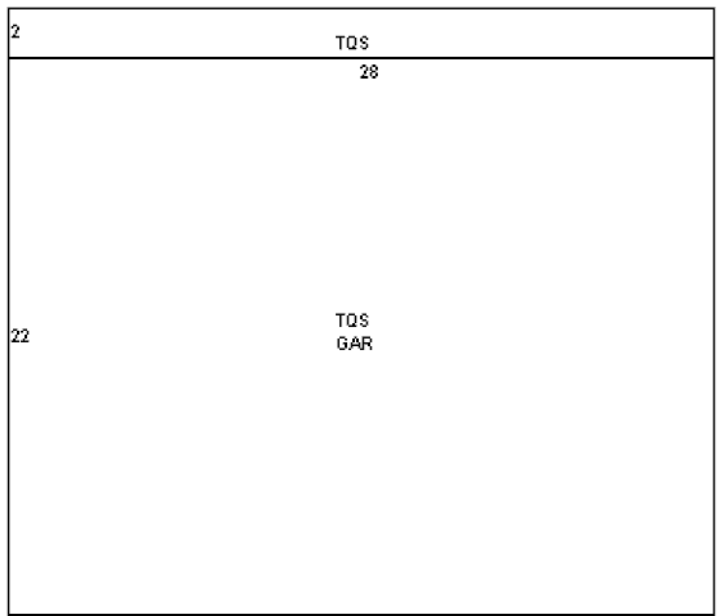
CONDO INFORMATION

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

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 | | | | | | | 1 | | | | | |

SKETCH



INTERIOR INFORMATION

| | |
|---------------|-------------|
| Avg Ht/FL: | STD |
| Prim Int Wal: | 1 - DRYWALL |
| Sec Int Wall: | % |
| Partition: | T - TYPICAL |
| Prim Floors: | 1 - PLYWOOD |
| Sec Floors: | % |
| Bsmnt Flr: | |
| Bsmnt Gar: | |

DEPRECIATION

| | | |
|---------------|--------------|--------------|
| Phys Cond: | AV - Average | 19.5% |
| Functional: | | % |
| Economic: | | % |
| Special: | | % |
| Override: | | % |
| Total: | | 19.5% |

REMODELING

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

RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---------------|-----|-----|----|
| 1 | 1 | | |
| Totals | | | |
| 1 | 1 | | |

INTERIOR INFORMATION

| | | | |
|-------------|----------------|--------------|----|
| Electric: | 3 - TYPICAL | | |
| Insulation: | 2 - TYPICAL | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 10 - PROPANE | | |
| Heat Type: | 1 - FORCED H/A | | |
| # Heat Sys: | 0 | | |
| % Heated: | 50 | % AC: | 50 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal: | 0 | % Sprinkled: | 0 |

CALC SUMMARY

| | |
|--------------------|------------|
| Basic \$ / SQ: | 46.00 |
| Size Adj.: | 1.94047618 |
| Const Adj.: | 0.95060003 |
| Adj \$ / SQ: | 84.852 |
| Other Features: | 24523 |
| Grade Factor: | 1.20 |
| Neighborhood Inf: | 1.00000000 |
| LUC Factor: | 1.00 |
| Adj Total: | 107358 |
| Depreciation: | 20935 |
| Depreciated Total: | 86423 |

COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
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SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value | |
|--------------------|-------------|------------|-----------|--------------|-----|
| GAR | GARAGE | 616 | 36.000 | 22,176 | |
| TQS | 3/4 STORY | 504 | 84.850 | 42,766 | |
| Net Sketched Area: | | 1,120 | Total: | 64,942 | |
| Size Ad | 504 | Gross Area | 1288 | FinArea | 504 |

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 | |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|--|
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | | | | | | | | | | |

PARCEL ID 137 18 0

IMAGE

