



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAYLOR JEANNINE L
Owner 2:	
Owner 3:	
Street 1:	9 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3103 Type:

PREVIOUS OWNER

Owner 1:	TAYLOR TIMOTHY A -
Owner 2:	TAYLOR JEANNINE L -
Street 1:	9 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3103

NARRATIVE DESCRIPTION

This Parcel contains 1.01 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1953, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43995.60156		SQUARE FE	PRIME SITE		0	9.25	1.573	R4									640,088						640,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	282,300	3,500	1.010	640,100	925,900
Total Card	282,300	3,500	1.010	640,100	925,900
Total Parcel	282,300	3,500	1.010	640,100	925,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		365.68	/Parcel: 365.68

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
2022	101	FV	255,500	5200	1.01	592,300	853,000	853,000	Year End Roll	10/19/2021
2021	101	FV	244,200	5200	1.01	553,600	803,000	803,000	Year End Roll	10/15/2020
2020	101	FV	218,300	5200	1.01	574,300	797,800	797,800	Year End Roll	9/26/2019
2019	101	FV	212,400	5200	1.01	559,100	776,700	776,700	Create Final value 2019	6/4/2019
2018	101	FV	212,400	5200	1.01	559,100	776,700	776,700	Year End Roll	9/28/2017
2017	101	FV	208,400	5200	1.01	553,600	767,200	767,200	Year End Roll	9/29/2016
2016	101	FV	208,400	5200	1.01	537,700	751,300	751,300	Year End Roll	1/14/2016
2015	101	FV	200,400	5200	1.01	497,500	703,100	703,100	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TAYLOR TIMOTHY	47571-33		5/26/2006	DIVORCE/ESTA	100	No	No	
MARY E. CLARE	13593-441		11/28/1978		88,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/10/2010	4480	RENOVATI	95,000	C				2 car gar w/ bedro
9/5/2003	2766	ROOF		C				
10/23/1995	841-95	POOL	14,000	C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2011	PERMIT VISIT	25	D ERSKINE
12/2/2008	MEAS/EXT INS	25	D ERSKINE
1/12/2002	M&L COMPLETE	613	
6/3/1997	MEAS/EXT INS	602	
3/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

