

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SVETZ TR PAUL J
Owner 2:	SVETZ TR LINDA M
Owner 3:	SVETZ FAMILY REVOCABL TR 2016
Street 1:	8 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3106 Type:

PREVIOUS OWNER

Owner 1:	SVETZ - PAUL J
Owner 2:	SVETZ - LINDA M
Street 1:	8 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3106

NARRATIVE DESCRIPTION

This Parcel contains 1.58 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		68825		SQUARE FE	PRIME SITE		0	11.4	1.114	R4									873,782						873,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	339,800	17,500	1.580	873,800	1,231,100
Total Card	339,800	17,500	1.580	873,800	1,231,100
Total Parcel	339,800	17,500	1.580	873,800	1,231,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		592.73	/Parcel: 592.73

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
2023	101	FV	296,600	17500	1.58	709,000	1,023,100	1,023,100	Year end	11/3/2022
2022	101	FV	270,300	16600	1.58	656,100	943,000	943,000	Year End Roll	10/19/2021
2021	101	FV	263,900	16600	1.58	613,200	893,700	893,700	Year End Roll	10/15/2020
2020	101	FV	259,900	16600	1.58	636,200	912,700	912,700	Year End Roll	9/26/2019
2019	101	FV	255,900	16600	1.58	619,300	891,800	891,800	Create Final value 2019	6/4/2019
2018	101	FV	255,900	16600	1.58	619,300	891,800	891,800	Year End Roll	9/28/2017
2017	101	FV	251,900	16600	1.58	613,200	881,700	881,700	Year End Roll	9/29/2016
2016	101	FV	250,000	16600	1.58	595,600	862,200	862,200	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SVETZ,PAUL J	67299-254		5/23/2016	FAMILY		1 No	No	
JOHN D. MILLARD	13666-317		4/3/1979		125,000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/29/2005	3264	ROOF		C				
9/17/2002	2578	RENOVATI	20,000	C	6/17/2003			kitchen & change w

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/2/2008	MEAS+INSPCTD	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
11/10/2001	M&L COMPLETE	613	
5/18/1996	MEAS+INSPCTD	606	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	56 5 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:	

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 2, Rating: GOOD.

COMMENTS

Empty table for comments.

RESIDENTIAL GRID

Table with residential grid details: 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 RMs: 8 BRs: 4 Baths: 2 HB.

OTHER FEATURES

Table with other features: Kits: 1, Rating: VERY GOOD, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE.

CONDO INFORMATION

Table with condo information: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

GENERAL INFORMATION

Table with general information: Grade: B- - GOOD (-), Year Blt: 1951, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 2 - SOFTWOOD 50%, Bsmnt Flr: .

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 35.%, Functional: %, Economic: %, Special: %, Override: , Total: 35%.

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 8 4, Totals 1 8 4.

SKETCH

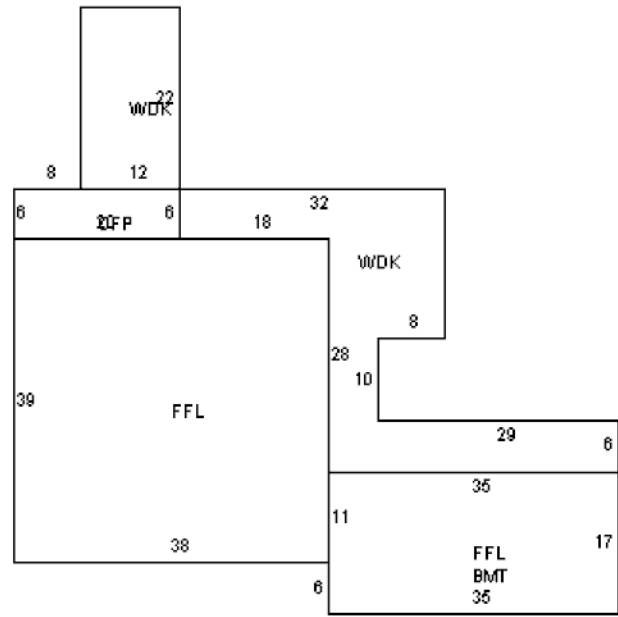


Table with exterior features: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 3 - ELECTRIC, Heat Type: 6 - ELECTRC BB, # Heat Sys: 1, % Heated: 100 % AC: 0, Solar HW: NO Central Vac: NO, % Com Wal 0 % Sprinkled 0.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 150.00, Size Adj.: 1.03887820, Const Adj.: 0.99959999, Adj \$ / SQ: 155.769, Other Features: 73000, Grade Factor: 1.20, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 522802, Depreciation: 182981, Depreciated Total: 339821.

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val 798743.5897, Juris. Factor: , Before Depr: 186.92, Special Features: 0 Val/Su Net: 92.19, Final Total: 339800 Val/Su SzAd 163.60.

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 2,077 155.770 323,533, WDK WOOD DECK 894 15.840 14,164, BMT BASEMENT 595 38.940 23,171, OFP OPEN PORCH 120 15.000 1,800, Net Sketched Area: 3,686 Total: 362,668, Size Ad 2077 Gross Area 3686 FinArea 2077.

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten.

SPEC FEATURES/YARD ITEMS

Table with 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, 3 GARAGE D Y 1 630 A AV 1951 36.00 T 60 101 9,100, 2 SHED/FR D Y 1 418 A AV 1951 15.00 T 70 101 1,900, 25 GRNHSE-G D Y 1 208 A AV 1951 57.84 T 60 101 4,800, 19 PATIO D Y 1 400 A AV 1951 14.00 T 70 101 1,700.

PARCEL ID

141 20 0

Summary table: More: N, Total Yard Items: 17,500, Total Special Features: , Total: 17,500.

IMAGE

AssessPro Patriot Properties, Inc

