

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHITMAN NICHOLAS L
Owner 2:	SHORTSLEEVE CATHERINE L
Owner 3:	
Street 1:	12 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3106 Type:

PREVIOUS OWNER

Owner 1:	Chung - Michael K
Owner 2:	Chung - Leslie
Street 1:	12 Granville Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3106

NARRATIVE DESCRIPTION

This Parcel contains 1.48 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 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		64468		SQUARE FE	PRIME SITE		0	11.4	1.169	R4									858,881						858,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	689,200		1.480	858,900	1,548,100
Total Card	689,200		1.480	858,900	1,548,100
Total Parcel	689,200		1.480	858,900	1,548,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		426.83	/Parcel: 426.83

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	634,500	0	1.48	696,900	1,331,400	1,331,400	Year end	11/3/2022
2022	101	FV	536,400	0	1.48	644,900	1,181,300	1,181,300	Year End Roll	10/19/2021
2021	101	FV	477,300	0	1.48	602,700	1,080,000	1,080,000	Year End Roll	10/15/2020
2020	101	FV	473,300	0	1.48	625,300	1,098,600	1,098,600	Year End Roll	9/26/2019
2019	101	FV	369,200	0	1.48	608,800	978,000	978,000	Create Final value 2019	6/4/2019
2018	101	FV	369,200	0	1.48	608,800	978,000	978,000	Year End Roll	9/28/2017
2017	101	FV	365,800	0	1.48	602,700	968,500	968,500	Year End Roll	9/29/2016
2016	101	FV	357,100	0	1.48	585,400	942,500	942,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
Chung,Michael K	59817-67		8/22/2012		995,000	No	No	
NESSEN E RICHA	51859-55		11/3/2008		875,000	No	No	
ROBERT RIMBACH	12143-543		3/19/1972		87,000	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/15/2016	6652	SHEET MT	10,000	C				Sheet metal work t
10/21/2016	6598	RENO-ADD	205,000	C	8/7/2019			Construct addition
11/17/2008	4097	RENOVATI	87,300	C	4/21/2009			remodel 3 bths & k
5/22/1996	954-96	ROOF	10,000	C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS/EXT INS	622	K Cuoco
6/1/2009	MEAS+INSPCTD	25	D ERSKINE
6/18/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
6/3/1997	MEAS/EXT INS	602	
3/12/1996	MEAS+INSPCTD	606	
2/13/1996	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.47998	Total SF/SM:	64467.93	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	858,881	SpI Credit	Total:	858,900
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EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	7 - BRICK
Sec Wall:	1 - WOOD SHI 50%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1968 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

BATH FEATURES

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

OTHER FEATURES

Kits:	1 Rating:	GOOD
A Kits:		
Frpl:	2 Rating:	AVERAGE
WSFlue:		

CONDO INFORMATION

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

COMMENTS

BMT 900SF BALANCE CRAWL SPACE .

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	RM:	7 BR:	3 Bath:	3 HB:	1

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

DEPRECIATION

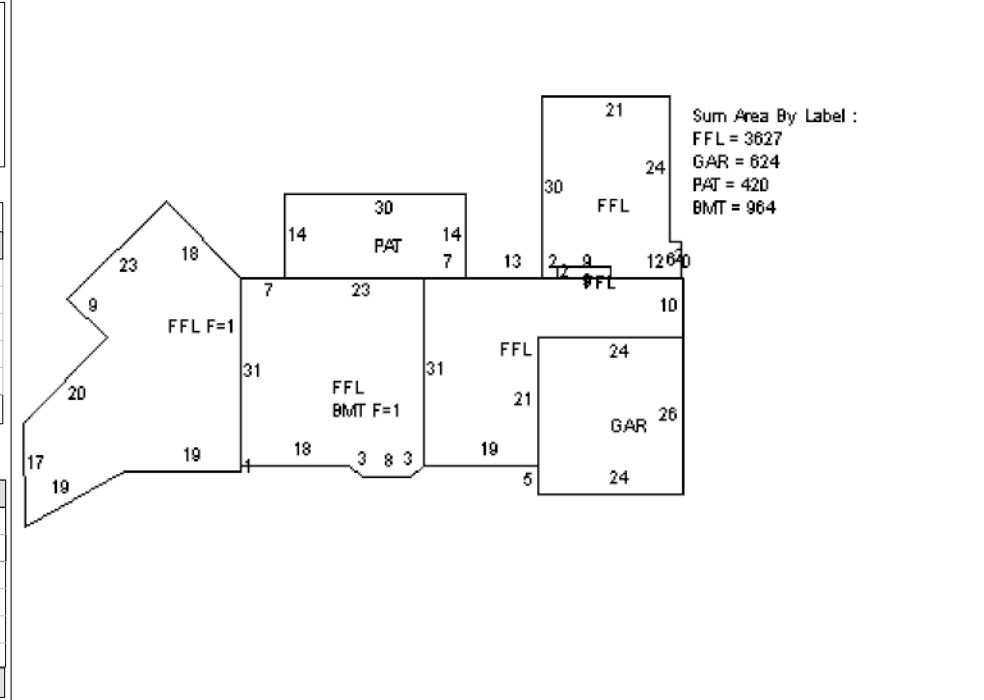
Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		18.9%

CALC SUMMARY

Basic \$ / SQ:	131.00
Size Adj.:	0.91542596
Const Adj.:	1.05777001
Adj \$ / SQ:	126.849
Other Features:	88519
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	849866
Depreciation:	160625
Depreciated Total:	689241

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	804376.7395
Juris. Factor:		Before Depr:			183.93
Special Features:	0	Val/Su Net:			138.95
Final Total:	689200	Val/Su SzAd			190.02

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,627	126.850	460,080
GAR	GARAGE	624	36.000	22,464
PAT	PATIO	420	14.000	5,880
BMT	BASEMENT	289	31.710	9,171

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	30				0

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 17 0**IMAGE**

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	Total Special Features:	Total:
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