

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!1536!



PROPERTY LOCATION

No	Alt No	Direction/Street/City
16		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 Own Occ: Y
Postal:	01773-3106 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON DAVID M -
Owner 2:	-
Street 1:	16 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3106

NARRATIVE DESCRIPTION

This Parcel contains 1.39 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1980, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 2 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		60548		SQUARE FE	PRIME SITE		0	11.4	1.225	R4									845,474						845,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	405,400	800	1.390	845,500	1,251,700		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 515.19						/Parcel: 456.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	435,500	800	1.39	686,000	1,122,300	1,122,300	Year end	11/3/2022
2022	101	FV	376,700	1200	1.39	634,800	1,012,700	1,012,700	Year End Roll	10/19/2021
2021	101	FV	371,400	1200	1.39	593,300	965,900	965,900	Year End Roll	10/15/2020
2020	101	FV	366,600	1200	1.39	615,600	983,400	983,400	Year End Roll	9/26/2019
2019	101	FV	359,400	1200	1.39	599,200	959,800	959,800	Create Final value 2019	6/4/2019
2018	101	FV	357,300	1000	1.39	599,200	957,500	957,500	Year End Roll	9/28/2017
2017	101	FV	349,800	1000	1.39	593,300	944,100	944,100	Year End Roll	9/29/2016
2016	101	FV	346,500	1000	1.39	576,300	923,800	923,800	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIDSON DAVID	50077-580		9/10/2007		1,000,000	No	No			
DAVIDSON DAVID	45617-466		7/15/2005	CONVENIENC	99	No	No			
SIMON MICHAEL P	29553-294		12/16/1998		555,000	No	No			
HELEN T. CALLAH	13583-303		11/15/1978		45,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2002	2489	APARTMEN	110,000	C	6/18/2003			above garage 6/18
11/19/2001	2396	SHED		C	7/6/2002			
5/6/1997	1179	RENO-ADD	200,000	C	6/16/1998			NO START/closed 4/

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/4/2008	MEAS/EXT INS	25	D ERSKINE
6/24/2004	MEAS/EXT INS	615	
6/18/2003	MEAS/EXT INS	615	
7/6/2002	MEAS/EXT INS	613	
11/10/2001	M&L EXTERIOR	613	
4/9/1999	MEAS+INSPCTD	600	
6/16/1998	MEAS/EXT INS	602	
6/3/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.38999	Total SF/SM:	60547.96	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	845,474	SpI Credit		Total:	845,500
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