

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOSYAK MAYA
Owner 2:	MOSYAK ALEXANDER
Owner 3:	
Street 1:	15 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LAKHOVSKI - MAYA
Owner 2:	-
Street 1:	15 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily VINYL 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		43560		SQUARE FE	PRIME SITE		0	11.4	1.586	R4									787,375						787,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	231,100	300	1.000	787,400	1,018,800
Total Card	231,100	300	1.000	787,400	1,018,800
Total Parcel	231,100	300	1.000	787,400	1,018,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		563.65	/Parcel: 563.65

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	211,900	300	1.	638,900	851,100	851,100	Year end	11/3/2022
2022	101	FV	184,900	300	1.	591,200	776,400	776,400	Year End Roll	10/19/2021
2021	101	FV	169,700	300	1.	552,500	722,500	722,500	Year End Roll	10/15/2020
2020	101	FV	168,200	300	1.	573,300	741,800	741,800	Year End Roll	9/26/2019
2019	101	FV	153,000	300	1.	558,100	711,400	711,400	Create Final value 2019	6/4/2019
2018	101	FV	153,000	300	1.	558,100	711,400	711,400	Year End Roll	9/28/2017
2017	101	FV	151,400	300	1.	552,500	704,200	704,200	Year End Roll	9/29/2016
2016	101	FV	149,900	300	1.	536,700	686,900	686,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LAKHOVSKI,MAYA	75703-327		9/24/2020	CONVENIENC	100	No	No	
SMITH,DALE ROBE	66023-552		9/2/2015	DIVORCE/ESTA	650,000	No	No	
FELIX JAMES E,	58040-174		12/8/2011		615,000	No	No	
STEVEN KUSLEIKA	14238-377		3/17/1981		133,000	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2015	MEAS+INSPCTD	618	G BOURGAULT
4/24/2012	SALES INSP	618	G BOURGAULT
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
12/13/2001	M&L COMPLETE	613	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.00000	Total SF/SM:	43560.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	787,375	SpI Credit	Total:	787,400
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