

Town Of Lincoln



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:				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		43995.60156		SQUARE FE	PRIME SITE		0	11.4	1.573	R4									788,865						788,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	323,300	3,500	1.010	788,900	1,115,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 440.64						/Parcel: 440.64	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	282,300	3500	1.01	640,100	925,900	925,900	Year end	11/3/2022
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

SALES INFORMATION

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/21/2022	R-22-0232	SOLAR PA	34,008	C				Install 26 roof mo
7/26/2022	R-22-0169	ROOF	8,525	C				Strip & re-roof dw
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

Total AC/HA:	1.01000	Total SF/SM:	43995.60	Parcel LUC:	101 ONE FAM	Prime NB Desc:	RES CAT 4	Total:	788,865	SpI Credit:		Total:	788,900
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EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1953 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	6 - CERAMIC T 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 10
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled: 0

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	34.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		34.5%

CALC SUMMARY

Basic \$ / SQ:	146.00
Size Adj.:	1.02932954
Const Adj.:	1.02999997
Adj \$ / SQ:	154.791
Other Features:	47839
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	493519
Depreciation:	170264
Depreciated Total:	323255

COMMENTS**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 Baths:	2 HB:	1

REMODELING

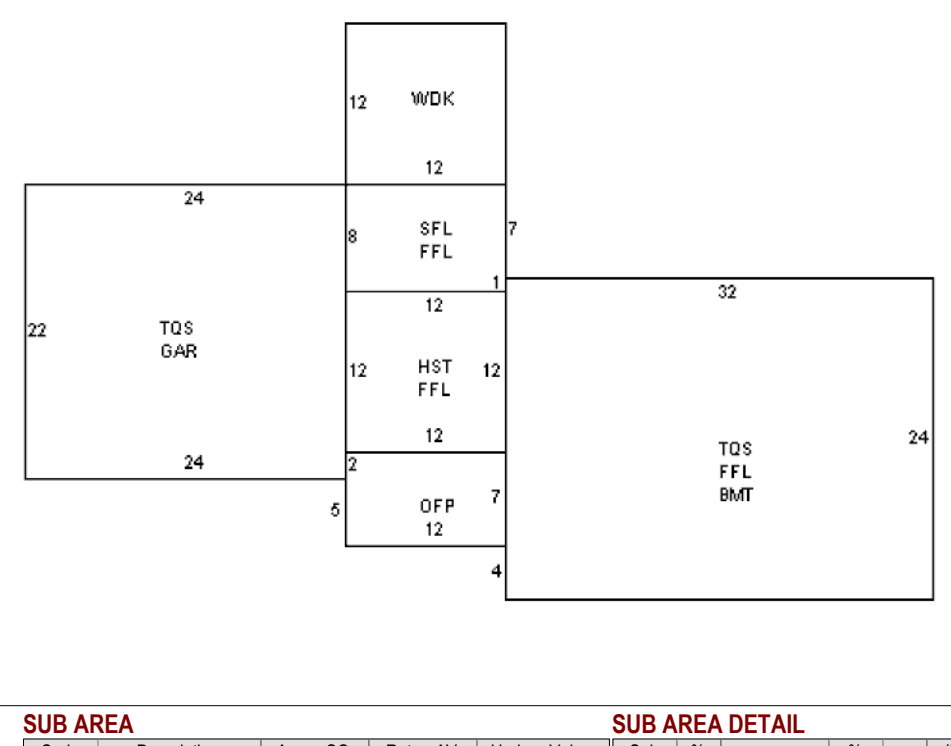
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

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

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,008	154.790	156,029	
TQS	3/4 STORY	972	154.790	150,456	
BMT	BASEMENT	768	58.050	44,580	
GAR	GARAGE	528	36.000	19,008	
WDK	WOOD DECK	144	24.150	3,477	
SFL	2ND FLOOR	96	154.790	14,860	
OFFP	OPEN PORCH	84	15.000	1,260	
HST	HALF STORY	72	154.790	11,145	
Net Sketched Area:		3,672	Total:	400,815	
Size Ad	2148	Gross Area	4068	FinArea	2532

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	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
11	POOL I-V	D	Y	1	12X32	G	AV	1996	22.50	T	60	101			3,500			3,500

PARCEL ID

141 21 0

More: N	Total Yard Items: 3,500	Total Special Features:	Total: 3,500
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IMAGE

AssessPro Patriot Properties, Inc