



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 19 | | GRANVILLE RD, LINCOLN |

OWNERSHIP

| | |
|-----------|--------------------------------|
| Owner 1: | ADAMS TR F DOUGLAS |
| Owner 2: | ADAMS TR PATRICIA |
| Owner 3: | ADAMS FAMILY REALTY TRUST 2013 |
| Street 1: | 19 GRANVILLE RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3103 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | ADAMS - F DOUGLAS |
| Owner 2: | ADAMS - PATRICIA |
| Street 1: | 19 GRANVILLE RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3103 |

NARRATIVE DESCRIPTION

This Parcel contains 4.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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 Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|
| 101 | ONE FAM | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 8. | 1.000 | R4 | | | | | | | | | 640,000 | | | | | | 640,000 | |
| 101 | ONE FAM | | 2.253 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 67,590 | | | | | | 67,600 | |
| 101 | ONE FAM | | 0.4 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 2,400 | | | | | | 2,400 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 223,900 | 43,500 | 4.490 | 710,000 | 977,400 | | |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 428.47 | | | | | | /Parcel: 428.47 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 101 | FV | 219,900 | 43500 | 2.53 | 684,800 | 948,200 | 948,200 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 216,200 | 43500 | 2.53 | 667,200 | 926,900 | 926,900 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 216,200 | 43500 | 2.53 | 667,200 | 926,900 | 926,900 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 212,300 | 43500 | 2.53 | 660,800 | 916,600 | 916,600 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 210,400 | 43500 | 2.53 | 642,400 | 896,300 | 896,300 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 204,500 | 43500 | 2.53 | 596,000 | 844,000 | 844,000 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 188,800 | 43500 | 2.53 | 556,800 | 789,100 | 789,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 184,900 | 43500 | 2.53 | 540,800 | 769,200 | 769,200 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| ADAMS,F DOUGLAS | 63272-66 | | 2/13/2014 | FAMILY | | 1 | No | No | | |
| RAMELLE C. ADAM | 13696-435 | | 5/23/1979 | | 36000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|--------|--------|-----|------------|----------|----------|--------------------|
| 7/22/2009 | 4230 | MANUAL | 8,000 | C | 7/19/2011 | | | contract enclosure |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-------------|
| 7/19/2011 | MEAS/EXT INS | 618 | G BOURGAULT |
| 8/19/2010 | MEAS/EXT INS | 618 | G BOURGAULT |
| 12/4/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 1/2/2002 | M&L COMPLETE | 613 | |
| 3/12/1996 | MEAS+INSPCTD | 606 | |
| 9/7/1995 | ABATE-INSPEC | 600 | |

Sign: VERIFICATION OF VISIT NOT DATA

