



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CLARK ANDREW B
Owner 2:	HOLLERAN JENNIFER P
Owner 3:	
Street 1:	5 GRANVILLE ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BARRIE - J SCOTT
Owner 2:	BARRIE - AMY R
Street 1:	5 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3105

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2000, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		
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		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.0235		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									705						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,195,600		1.860	640,700	1,836,300	1063	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 383.63						/Parcel: 383.63	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,233,800	0	1.86	664,700	1,898,500	1,898,500	Year End Roll	9/26/2019
2019	101	FV	1,252,200	0	1.86	647,100	1,899,300	1,899,300	Create Final value 2019	6/4/2019
2018	101	FV	1,252,200	0	1.86	647,100	1,899,300	1,899,300	Year End Roll	9/28/2017
2017	101	FV	1,123,400	0	1.86	640,700	1,764,100	1,764,100	Year End Roll	9/29/2016
2016	101	FV	1,087,500	0	1.86	622,300	1,709,800	1,709,800	Year End Roll	1/14/2016
2015	101	FV	931,700	0	1.86	575,900	1,507,600	1,507,600	Year End	10/2/2014
2014	101	FV	869,300	0	1.86	536,700	1,406,000	1,406,000	Year End Roll	1/23/2014
2013	101	FV	853,700	0	1.86	520,700	1,374,400	1,374,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BARRIE, J SCOTT	63670-171		6/16/2014		1961000	No	No			
STAM ALLAN C JR	31318-221		4/10/2000	CHANGE IN US	475000	Yes	No			
	12186-374		4/12/1972		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/11/2007	3678	SCREENPR	42,000	C	6/12/2007			build new screen p
8/14/2000	2051	NEW HOME	340,000	C	7/6/2001			
4/12/2000	1928	MANUAL	340,000	C	6/27/2000			foundation 6/27/0

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
6/12/2008	PERMIT VISIT	100	
6/12/2007	MEAS/EXT INS	100	
7/6/2001	MEAS+INSPCTD	613	
6/27/2000	MEAS/EXT INS	609	

Sign: VERIFICATION OF VISIT NOT DATA

