

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SVETZ TR PAUL J
Owner 2:	SVETZ TR LINDA M
Owner 3:	SVETZ FAMILY REVOCABL TR 2016
Street 1:	8 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3106 Type:

PREVIOUS OWNER

Owner 1:	SVETZ - PAUL J
Owner 2:	SVETZ - LINDA M
Street 1:	8 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3106

NARRATIVE DESCRIPTION

This Parcel contains 1.58 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1951, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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:						
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		68825		SQUARE FE	PRIME SITE		0	8.	1.114	R4									613,180						613,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	263,900	16,600	1.580	613,200	893,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 430.28						/Parcel: 430.28	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,900	16600	1.58	636,200	912,700	912,700	Year End Roll	9/26/2019
2019	101	FV	255,900	16600	1.58	619,300	891,800	891,800	Create Final value 2019	6/4/2019
2018	101	FV	255,900	16600	1.58	619,300	891,800	891,800	Year End Roll	9/28/2017
2017	101	FV	251,900	16600	1.58	613,200	881,700	881,700	Year End Roll	9/29/2016
2016	101	FV	250,000	16600	1.58	595,600	862,200	862,200	Year End Roll	1/14/2016
2015	101	FV	244,000	16600	1.58	551,100	811,700	811,700	Year End	10/2/2014
2014	101	FV	228,200	16600	1.58	513,500	758,300	758,300	Year End Roll	1/23/2014
2013	101	FV	224,300	16600	1.58	498,200	739,100	739,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SVETZ,PAUL J	67299-254		5/23/2016	FAMILY		1 No	No			
JOHN D. MILLARD	13666-317		4/3/1979		125000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/29/2005	3264	ROOF		C				
9/17/2002	2578	RENOVATI	20,000	C	6/17/2003			kitchen & change w

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/2/2008	MEAS+INSPCTD	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
11/10/2001	M&L COMPLETE	613	
5/18/1996	MEAS+INSPCTD	606	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

