



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHITMAN NICHOLAS L
Owner 2:	SHORTSLEEVE CATHERINE L
Owner 3:	
Street 1:	12 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3106 Type:

PREVIOUS OWNER

Owner 1:	Chung - Michael K
Owner 2:	Chung - Leslie
Street 1:	12 Granville Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3106

NARRATIVE DESCRIPTION

This Parcel contains 1.48 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily BRICK Exterior and ASPHALT Roof Cover, with 1 Units, 3 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		64468		SQUARE FE	PRIME SITE		0	8.	1.169	R4									602,723						602,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	477,300		1.480	602,700	1,080,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 297.77						/Parcel: 297.77	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	473,300	0	1.48	625,300	1,098,600	1,098,600	Year End Roll	9/26/2019
2019	101	FV	369,200	0	1.48	608,800	978,000	978,000	Create Final value 2019	6/4/2019
2018	101	FV	369,200	0	1.48	608,800	978,000	978,000	Year End Roll	9/28/2017
2017	101	FV	365,800	0	1.48	602,700	968,500	968,500	Year End Roll	9/29/2016
2016	101	FV	357,100	0	1.48	585,400	942,500	942,500	Year End Roll	1/14/2016
2015	101	FV	350,300	0	1.48	541,700	892,000	892,000	Year End	10/2/2014
2014	101	FV	336,900	0	1.48	504,800	841,700	841,700	Year End Roll	1/23/2014
2013	101	FV	330,100	0	1.48	489,700	819,800	819,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Chung,Michael K	59817-67		8/22/2012		995000	No	No			
NESSEN E RICHA	51859-55		11/3/2008		875000	No	No			
ROBERT RIMBACH	12143-543		3/19/1972		87000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/15/2016	6652	SHEET MT	10,000	C				Sheet metal work t
10/21/2016	6598	RENO-ADD	205,000	C	8/7/2019			Construct addition
11/17/2008	4097	RENOVATI	87,300	C	4/21/2009			remodel 3 bths & k
5/22/1996	954-96	ROOF	10,000	C	6/3/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
10/19/2018	MEAS/EXT INS	622	K Cuoco
6/1/2009	MEAS+INSPCTD	25	D ERSKINE
6/18/2008	MEAS/EXT INS	25	D ERSKINE
11/10/2001	M&L COMPLETE	613	
6/3/1997	MEAS/EXT INS	602	
3/12/1996	MEAS+INSPCTD	606	
2/13/1996	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.47998 Total SF/SM: 64467.93 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 602,723 Spl Credit Total: 602,700

