

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FISHER III WILLIAM W
Owner 2:	
Owner 3:	
Street 1:	16 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3106 Type:

PREVIOUS OWNER

Owner 1:	DAVIDSON DAVID M -
Owner 2:	-
Street 1:	16 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3106

NARRATIVE DESCRIPTION

This Parcel contains 1.39 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1980, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 2 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		60548		SQUARE FE	PRIME SITE		0	8.	1.225	R4									593,315						593,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	282,300	1,200	1.390	593,300	876,800	1060	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: 360.88						/Parcel: 329.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	366,600	1200	1.39	615,600	983,400	983,400	Year End Roll	9/26/2019
2019	101	FV	359,400	1200	1.39	599,200	959,800	959,800	Create Final value 2019	6/4/2019
2018	101	FV	357,300	1000	1.39	599,200	957,500	957,500	Year End Roll	9/28/2017
2017	101	FV	349,800	1000	1.39	593,300	944,100	944,100	Year End Roll	9/29/2016
2016	101	FV	346,500	1000	1.39	576,300	923,800	923,800	Year End Roll	1/14/2016
2015	101	FV	337,500	1000	1.39	533,200	871,700	871,700	Year End	10/2/2014
2014	101	FV	318,300	1000	1.39	496,900	816,200	816,200	Year End Roll	1/23/2014
2013	101	FV	313,500	1000	1.39	482,100	796,600	796,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIDSON DAVID	50077-580		9/10/2007		1000000	No	No			
DAVIDSON DAVID	45617-466		7/15/2005	CONVENIENC	99	No	No			
SIMON MICHAEL P	29553-294		12/16/1998		555000	No	No			
HELEN T. CALLAH	13583-303		11/15/1978		45000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2002	2489	APARTMEN	110,000	C	6/18/2003			above garage 6/18
11/19/2001	2396	SHED		C	7/6/2002			
5/6/1997	1179	RENO-ADD	200,000	C	6/16/1998			NO START/closed 4/

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/4/2008	MEAS/EXT INS	25	D ERSKINE
6/24/2004	MEAS/EXT INS	615	
6/18/2003	MEAS/EXT INS	615	
7/6/2002	MEAS/EXT INS	613	
11/10/2001	M&L EXTERIOR	613	
4/9/1999	MEAS+INSPCTD	600	
6/16/1998	MEAS/EXT INS	602	
6/3/1997	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	56 7 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/22/20	17:12:14

LAST REV

Date	Time
04/20/18	13:51:02

apro 1536

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 2
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

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

COMMENTS

SEC 14 APT OVER GARAGE.

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1980	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

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:	

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												
RMs:	9	BRs:	2	Baths:	2	HB	1					

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	A - ABV AVG		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	AV - Average	22.5%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		22.5%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	1.13560414
Const Adj.:	1.00999999
Adj \$ / SQ:	107.814
Other Features:	50850
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	364255
Depreciation:	81957
Depreciated Total:	282297

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1 9 2

RES BREAKDOWN

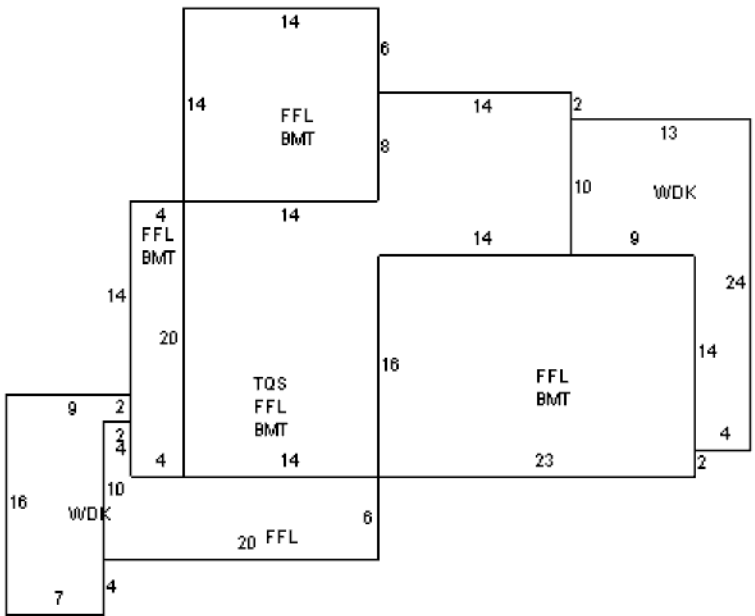
No Unit	RMS	BRS	FL
1	9	2	
Totals			
1	9	2	

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
2	SHED/FR	D	Y	1	8 x 14	A	AV	2002	15.00	T	30	101			1,200			1,200

More:	N	Total Yard Items:	1,200	Total Special Features:		Total:	1,200
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SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,220	107.810	131,533	
BMT	BASEMENT	1,092	59.300	64,753	
TQS	3/4 STORY	336	107.810	36,226	
WDK	WOOD DECK	302	18.970	5,728	
Net Sketched Area:		2,950	Total:	238,240	
Size Ad	1556	Gross Area	3062	FinArea	2430

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	80	A	0

IMAGE

AssessPro Patriot Properties, Inc

