

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOSYAK MAYA
Owner 2:	MOSYAK ALEXANDER
Owner 3:	
Street 1:	15 GRANVILLE RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LAKHOVSKI - MAYA
Owner 2:	-
Street 1:	15 GRANVILLE RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1. ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1957, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		43560		SQUARE FE	PRIME SITE		0	8.	1.586	R4									552,544						552,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	169,700	300	1.000	552,500	722,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 399.72						/Parcel: 399.72	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	168,200	300	1.	573,300	741,800	741,800	Year End Roll	9/26/2019
2019	101	FV	153,000	300	1.	558,100	711,400	711,400	Create Final value 2019	6/4/2019
2018	101	FV	153,000	300	1.	558,100	711,400	711,400	Year End Roll	9/28/2017
2017	101	FV	151,400	300	1.	552,500	704,200	704,200	Year End Roll	9/29/2016
2016	101	FV	149,900	300	1.	536,700	686,900	686,900	Year End Roll	1/14/2016
2015	101	FV	146,900	300	1.	496,600	643,800	643,800	Year End	10/2/2014
2014	101	FV	140,800	300	1.	462,800	603,900	603,900	Year End Roll	1/23/2014
2013	101	FV	137,700	300	1.	448,900	586,900	586,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAKHOVSKI,MAYA	75703-327		9/24/2020	CONVENIENC	100	No	No			
SMITH,DALE ROBE	66023-552		9/2/2015	DIVORCE/ESTA	650000	No	No			
FELIX JAMES E,	58040-174		12/8/2011		615000	No	No			
STEVEN KUSLEIKA	14238-377		3/17/1981		133000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
11/1/2015	MEAS+INSPCTD	618	G BOURGAULT
4/24/2012	SALES INSP	618	G BOURGAULT
6/18/2008	MEAS+INSPCTD	25	D ERSKINE
12/13/2001	M&L COMPLETE	613	
3/18/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

