Total Card / Total Parcel
- APPRAISED: 1,501,800 / 1,648,600
- USE VALUE: 1,501,800 / 1,648,600
- ASSESSED: 1,501,800 / 1,648,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		TRAPELO RD, LINCOLN

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.901	509,800		992,000	1,501,800
Total Card	1.901	509,800		992,000	1,501,800
Total Parcel	1.901	655,800	800	992,000	1,648,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 671.11 | /Parcel: 585.90

Legal Description

User Acct: 0
GIS Ref
GIS Ref
Entered Lot Size
Total Land:
Insp Date: 07/30/18
Land Unit Type:

OWNERSHIP
Unit #:

Owner 1:	BROWNE TR GILES C
Owner 2:	FIORE TR LORRAINE
Owner 3:	THE BROWNE FIORE TRUST NO 1
Street 1:	11 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-2003	Type:	

PREVIOUS OWNER

Owner 1:	BROWNE - GILES C
Owner 2:	FIORE - LORRAINE
Street 1:	11 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773-2003

PREVIOUS ASSESSMENT

Parcel ID: 144 37 0

!1819!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	621,600	700	1.901	963,000	1,585,300		Year End Roll	12/2/2024
2024	101	FV	613,500	700	1.901	943,900	1,558,100		Year end	11/9/2023
2023	101	FV	610,100	700	1.901	765,900	1,376,700	1,376,700	Year end	11/3/2022
2022	101	FV	562,100	1000	1.901	708,800	1,271,900	1,271,900	Year End Roll	10/19/2021
2021	101	FV	521,600	1000	1.901	662,400	1,185,000	1,185,000	Year End Roll	10/15/2020
2020	101	FV	518,400	1000	1.901	687,300	1,206,700	1,206,700	Year End Roll	9/26/2019
2019	101	FV	482,300	1000	1.901	669,000	1,152,300	1,152,300	Create Final va	6/4/2019
2018	101	FV	482,300	1000	1.901	669,000	1,152,300	1,152,300	Year End Roll	9/28/2017

PRINT
Date	Time
09/26/25	17:11:34

LAST REV
Date	Time
03/07/24	11:20:08
blakeley	

PAT ACCT. 1819

USER DEFINED

Prior Id # 1:	65 9 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:	
CivilDistrict:	
Ratio:	

NARRATIVE DESCRIPTION

This parcel contains 1.901 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1915, having primarily CLAPBOARD Exterior and 2238 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BROWNE,GILES C	66438-214		11/25/2015	FAMILY	100	No	No		
BROWNE TR,GILES	66036-191		9/4/2015	FAMILY	100	No	No		
BROWNE GILES C,	27869-427		11/14/1997	CONVENIENC	99	No	No		
SECOR + MARY BR	17701-346		12/27/1986	FAMILY	400,000	No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
	Census:			Exmpt		
	Flood Haz:					
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/28/2023	R-23-0306	ROOF	12,400	C				Strip & re-roof
6/27/2018	7118	MANUAL	1,760	C				Install insulation
9/26/2006	3526	ROOF		C				strip & re-roof
1/29/2002	2428	APARTMEN	70,600	C	7/6/2002			2nd floor of garag
8/1/1994	537-94	RENO-GAR	2,900	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
7/30/2018	MEAS/EXT INS	622	K Cuoco
1/12/2009	MEAS/EXT INS	25	D ERSKINE
7/6/2002	MEAS+INSPCTD	613	
12/16/2000	M&L COMPLETE	610	
2/27/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA __/___/__

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		82801.6		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									991,963						992,000	

| Total AC/HA: 1.90086 | Total SF/SM: 82801 | Parcel LUC: 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: 991,963 | Spl Credit | Total: 992,000 |

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 2
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	1915 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

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

OTHER FEATURES

Kits:	2	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	17.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	17.5	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	1.01812053
Const Adj.:	1.00979996
Adj $ / SQ:	132.625
Other Features:	53500
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	617986
Depreciation:	108148
Depreciated Total:	509838

COMMENTS

sec 14 in-law apt.

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: 7		BRs: 4		Baths: 2		HB 1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 830990.6066

Juris. Factor:		Before Depr:	192.31
Special Features:	0	Val/Su Net:	119.45
Final Total:	509800	Val/Su SzAd	227.81

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,201	33.160	39,821
FFL	1ST FLOOR	1,201	132.620	159,282
SFL	2ND FLOOR	1,037	132.620	137,505
PAT	PATIO	320	14.980	4,794
OSP	SCRN PORCH	196	24.070	4,719
UAT	UNF ATTIC	173	132.620	22,918
WDK	WOOD DECK	140	26.140	3,659
	Net Sketched Area: 4,268		Total:	372,698
Size Ad	2237.7999	Gross Area	5362 FinArea	2238

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				0

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 144 37 0

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

More: N	Total Yard Items:	Total Special Featues:	Total: