



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOVEYDA AMIR H
Owner 2:	GREY SUZANNE
Owner 3:	
Street 1:	152 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2808 Type:

PREVIOUS OWNER

Owner 1:	SOLAR BARRY L -
Owner 2:	SOLAR JUDITH M -
Street 1:	152 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2808

NARRATIVE DESCRIPTION

This parcel contains 3.7 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1939, having primarily WOOD Exterior and 2778 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 Bd rms.

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

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.425		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									49,875						49,900	
101	ONE FAM		0.438		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									15,330						15,300	Private ROW-estima

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.700	1,274,900	10,400	1,023,600	2,308,900
Total Card 3.700 1,274,900 10,400 1,023,600 2,308,900					
Total Parcel 3.700 1,348,200 10,400 1,023,600 2,382,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 831.14		/Parcel: 648.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,139,000	9700	3.7	983,400	2,132,100		Year End Roll	12/2/2024
2024	101	FV	1,084,100	9700	3.7	957,400	2,051,200		Year end	11/9/2023
2023	101	FV	950,700	9700	3.7	785,400	1,745,800	1,745,800	Year end	11/3/2022
2022	101	FV	831,800	10300	3.7	730,200	1,572,300	1,572,300	Year End Roll	10/19/2021
2021	101	FV	775,800	10300	3.7	685,400	1,471,500	1,471,500	Year End Roll	10/15/2020
2020	101	FV	837,200	10300	3.7	709,400	1,556,900	1,556,900	Year End Roll	9/26/2019
2019	101	FV	870,100	10300	3.7	691,800	1,572,200	1,572,200	Create Final va	6/4/2019
2018	101	FV	870,100	10300	3.7	691,800	1,572,200	1,572,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOLAR BARRY L,	1254-50		6/26/2002		1,495,000	No	No		
MONTGOMERY RAYM	844-78		12/21/1973		87,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/18/2003	2819	SHED	3,342	C	6/12/2004			

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS/EXT INS	622	K Cuoco
10/5/2009	MEAS/EXT INS	25	D ERSKINE
6/12/2004	MEAS/EXT INS	615	
12/13/2003	MEAS/EXT INS	615	
12/3/1999	ABATE-INSPEC	600	
9/30/1998	MEAS+INSPCTD	602	
3/1/1996	ENTRY DENIED	606	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

