



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRAY THOMAS P
Owner 2:	MICU LINDA M
Owner 3:	
Street 1:	PO BOX 514
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-0514 Type:

PREVIOUS OWNER

Owner 1:	DONALDSON ELEANOR L -
Owner 2:	-
Street 1:	100 NEWBURY CT. #408
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742-4154

NARRATIVE DESCRIPTION

This Parcel contains 1.119 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1939, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		48731		SQUARE FE	PRIME SITE		0	8.08	1.449	R4									570,604						570,600	2 parcels

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	352,400	6,800	1.119	570,600	929,800		0
							GIS Ref
							GIS Ref
Total Card	352,400	6,800	1.119	570,600	929,800	Entered Lot Size	
Total Parcel	352,400	6,800	1.119	570,600	929,800	Total Land: 1.12	
Source: Market Adj Cost	Total Value per SQ unit /Card: 305.25		/Parcel: 305.25			Land Unit Type:	Insp Date
							06/19/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	352,400	6800	1.119	570,600	929,800	929,800	Year End Roll	9/28/2017
2017	101	FV	341,800	6800	1.119	565,000	913,600	913,600	Year End Roll	9/29/2016
2016	101	FV	328,100	6800	1.119	548,700	883,600	883,600	Year End Roll	1/14/2016
2015	101	FV	324,600	6800	1.119	507,800	839,200	839,200	Year End	10/2/2014
2014	101	FV	300,300	6800	1.119	473,100	780,200	780,200	Year End Roll	1/23/2014
2013	101	FV	293,300	6800	1.119	459,000	759,100	759,100	Year End Roll	10/25/2012
2012	101	FV	320,000	6800	1.119	431,100	757,900	757,900	Year End	1/26/2012
2011	101	FV	338,300	6800	1.119	445,700	790,800	790,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DONALDSON ELEAN	47085-576		3/9/2006	MULTI-PARCEL	875000	No	No			also includes parcel 65-11-1 cr
CHARLOTTE DONAL	11498-555		4/19/1968	FAMILY	32000	No	No			
DONALDSON EST M	93P3943E		12/31/1940	FAMILY		1	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/12/2008	3940	ADDITION	40,000	C	6/19/2012			addition & repairs
4/18/2006	3394	MANUAL	600	C				Enlarge existing w
5/1/1997	1172	ROOF		1	6/5/1997			
10/24/1995	845-95	ROOF		C	6/17/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2012	MEAS/EXT INS	25	D ERSKINE
7/7/2011	PERMIT VISIT	25	D ERSKINE
7/26/2010	PERMIT VISIT	25	D ERSKINE
6/1/2009	PERMIT VISIT	25	D ERSKINE
3/13/2001	M&L COMPLETE	600	PA
6/5/1997	MEAS/EXT INS	602	D TUCKER
3/1/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
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:	1939
Alt LUC:	
Jurisdict:	
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:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 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
3	GARAGE	D	Y		1416	F	AV	1939	32.40	T	60	101			5,400		5,400
22	WOOD DK	D	Y	1	13X18	A	AV	1970	20.34	T	70	101			1,400		1,400

More: N	Total Yard Items: 6,800	Total Special Features:	Total: 6,800
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BATH FEATURES

Full Bath:	1	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:	1	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:	GD - Good	26%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.94697964
Const Adj.:	1.00979996
Adj \$ / SQ:	84.151
Other Features:	35500
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	476232
Depreciation:	123820
Depreciated Total:	352411

COMMENTS

POPE-SCHUYLER-DONALDSON HSE PCR 12/02 BK37451 PG212. Also includes 65-11-1 (0.554 acres).

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	RM: 8	BR: 3	Bath: 1	HB 1

REMODELING

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

RES BREAKDOWN

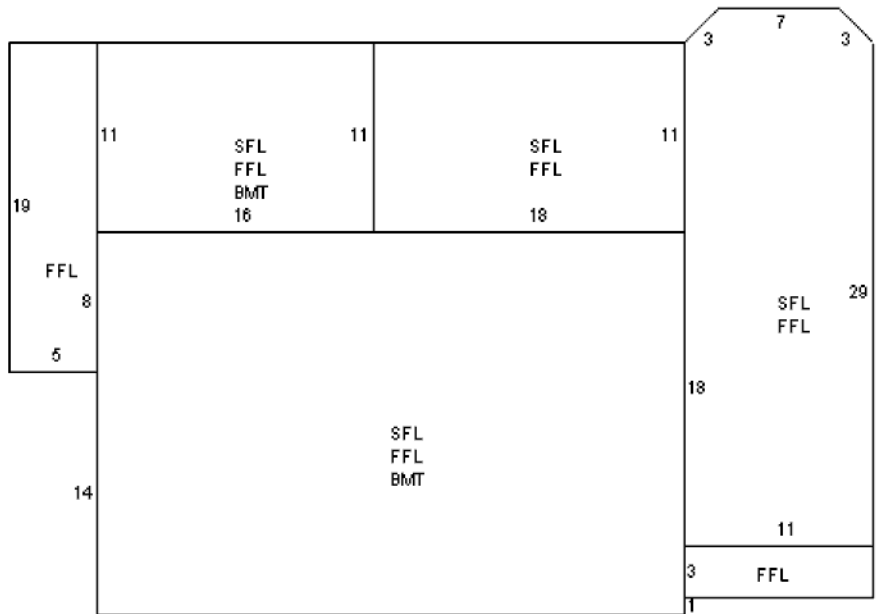
No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 497200.0000
Juris. Factor:		Val/Su Fin:	115.69	
Special Features:	0	Val/Su Net:	88.77	
Final Total:	352400	Val/Su SzAd:	115.69	

PARCEL ID 144 35 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,587	84.150	133,547
SFL	2ND FLOOR	1,459	84.150	122,776
BMT	BASEMENT	924	21.040	19,439
Net Sketched Area:		3,970	Total:	275,762
Size Ad	3046	Gross Area	3970	FinArea 3046

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

