



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DONALDSON NANCY B
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6323
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MACLEAN - DOUGLAS T
Owner 2:	MACLEAN - JOHN C
Street 1:	21 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2003

**NARRATIVE DESCRIPTION**

This Parcel contains .87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2016, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		37897		SQUARE FE	PRIME SITE		0	8.08	1.778	R4									544,342						544,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	490,200		0.870	544,300	1,034,500
Total Card	490,200		0.870	544,300	1,034,500
Total Parcel	490,200		0.870	544,300	1,034,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		490.28	/Parcel: 490.28

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/16/07

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	490,200	0	.87	544,300	1,034,500	1,034,500	Year End Roll	9/28/2017
2017	101	FV	15,000	0	.87	539,000	554,000	554,000	Year End Roll	9/29/2016
2016	101	FV	189,400	0	.87	523,500	712,900	712,900	Year End Roll	1/14/2016
2015	101	FV	187,400	0	.87	484,400	671,800	671,800	Year End	10/2/2014
2014	101	FV	173,500	0	.87	451,400	624,900	624,900	Year End Roll	1/23/2014
2013	101	FV	169,500	0	.87	437,900	607,400	607,400	Year End Roll	10/25/2012
2012	101	FV	173,500	0	.87	454,700	628,200	628,200	Year End	1/26/2012
2011	101	FV	177,500	0	.87	470,200	647,700	647,700	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MACLEAN,DOUGLAS	66155-31		9/30/2015	CHD>SALE	710000	No	No			
MACLEAN,CORINNE	66155-27		9/30/2015	FAMILY	100	No	No			
	9997-251		3/19/1962	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/5/2016	6642	SHEET MT	9,000	C	5/4/2017			Sheet metal work f
3/14/2016	6369	RENO-ADD	850,000	C	8/30/2017			Demolish garage; a

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/4/2017	PERMIT VISIT	618	G BOURGAULT
6/7/2016	PERMIT VISIT	618	G BOURGAULT
8/16/2007	MEAS/EXT INS	616	D MANZELLO
12/16/2000	M&L COMPLETE	610	M FLYNN
2/27/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA:	0.87000	Total SF/SM:	37897.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	544,342	SpI Credit		Total:	544,300
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