



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MEYER EUGENE B
Owner 2:	
Owner 3:	
Street 1:	31 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2030 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 6.3 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 1898, Having Primarily STUCCO Exterior and SLATE Roof Cover, with 1 Units, 3 Baths, 3 HalfBaths, 0 3/4 Baths, 12 Rooms, and 6 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 Influ	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	14.46	1.000	R7									1,156,800						1,156,800	
101	ONE FAM		4.463		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									133,890						133,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,465,700	80,800	6.300	1,290,700	2,837,200		0
							GIS Ref
							GIS Ref
Total Card	1,465,700	80,800	6.300	1,290,700	2,837,200	Entered Lot Size	
Total Parcel	1,734,500	80,800	6.300	1,290,700	3,106,000	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 446.66		/Parcel: 396.51			Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,734,500	80800	6.3	1,290,700	3,106,000	3,106,000	Year End Roll	9/28/2017
2017	101	FV	1,702,000	82700	6.3	1,290,700	3,075,400	3,075,400	Year End Roll	9/29/2016
2016	101	FV	1,685,000	82700	6.3	1,257,100	3,024,800	3,024,800	Year End Roll	1/14/2016
2015	101	FV	1,663,700	82700	6.3	1,237,900	2,984,300	2,984,300	Year End	10/2/2014
2014	101	FV	1,616,300	82700	6.3	1,221,900	2,920,900	2,920,900	Year End Roll	1/23/2014
2013	101	FV	1,583,600	82700	6.24	1,188,100	2,854,400	2,854,400	Year End Roll	10/25/2012
2012	101	FV	1,730,900	82700	6.24	1,474,500	3,288,100	3,288,100	Year End	1/26/2012
2011	101	FV	1,852,000	82700	6.24	1,520,900	3,455,600	3,455,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRUCE DANIELS	13761-146		8/13/1979		245000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/19/1994	572-94	ADDITION	400,000	C	3/1/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2017	MEAS+INSPCTD	4	JG
7/11/2008	MEAS/EXT INS	25	D ERSKINE
2/9/2001	M&L EXTERIOR	613	M COLE
3/1/1996	ENTRY DENIED	606	J SMITH

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

