144	39	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 873,300
Map	Lot	Sublot	Building	Unit	CARD	!1817!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SLAYTER II TR HENRY S
Owner 2:	SLAYTER TR BARBARA P THOMAS
Owner 3:	SLAYTER REALTY TRUST
Street 1:	PO BOX 6337
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-6337 Type:

PREVIOUS OWNER

Owner 1:	SLAYTER HENRY S II -
Owner 2:	SLAYTER BARBARA PINNEY THOMAS -
Street 1:	PO BOX 6337
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773-6337

NARRATIVE DESCRIPTION

This Parcel contains .72 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1925, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	344,800		0.720	528,500	873,300
Total Card	344,800		0.720	528,500	873,300
Total Parcel	344,800		0.720	528,500	873,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 305.90 | /Parcel: 305.90

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 02/27/17

PREVIOUS ASSESSMENT

Parcel ID: 144 39 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	344,800	0	.72	528,500	873,300	873,300	Year End Roll	9/28/2017
2017	101	FV	341,000	0	.72	523,300	864,300	864,300	Year End Roll	9/29/2016
2016	101	FV	327,800	0	.72	508,200	836,000	836,000	Year End Roll	1/14/2016
2015	101	FV	324,500	0	.72	470,300	794,800	794,800	Year End	10/2/2014
2014	101	FV	301,700	0	.72	438,200	739,900	739,900	Year End Roll	1/23/2014
2013	101	FV	295,200	0	.72	425,200	720,400	720,400	Year End Roll	10/25/2012
2012	101	FV	301,700	0	.72	441,500	743,200	743,200	Year End	1/26/2012
2011	101	FV	318,500	0	.72	456,600	775,100	775,100	Year End	2/10/2011

PRINT

Date	Time
10/02/18	21:18:20

LAST REV

Date	Time
06/14/17	15:11:42

apro

1817

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SLAYTER HENRY S	34764-252		2/6/2002	CONVENIENC	99	No	No			
HENRY S SLAYTER	21613-209		12/18/1991	FAMILY	72460	No	No			

USER DEFINED

Prior Id # 1:	65 7 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
7/11/2008	MEAS/EXT INS	25	D ERSKINE
2/16/2001	M&L COMPLETE	613	M COLE
3/1/1996	ENTRY DENIED	606	J SMITH

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		31363		SQUARE FE	PRIME SITE		0	8.08	2.086	R4									528,504						528,500	

Total AC/HA:	0.72000	Total SF/SM:	31363.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 528,504	Spl Credit	Total: 528,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1925	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:	2 - SOFTWOO	50	%
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	Yes	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:		Rating:	
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.:	0.97848439
Const Adj.:	1.00979996
Adj $ / SQ:	86.950
Other Features:	41500
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	465935
Depreciation:	121143
Depreciated Total:	344792

COMMENTS

NOW HENRY 40% AND BARBARA 60%
INTEREST .

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:	9	BRs:	4	Baths:	2	HB	

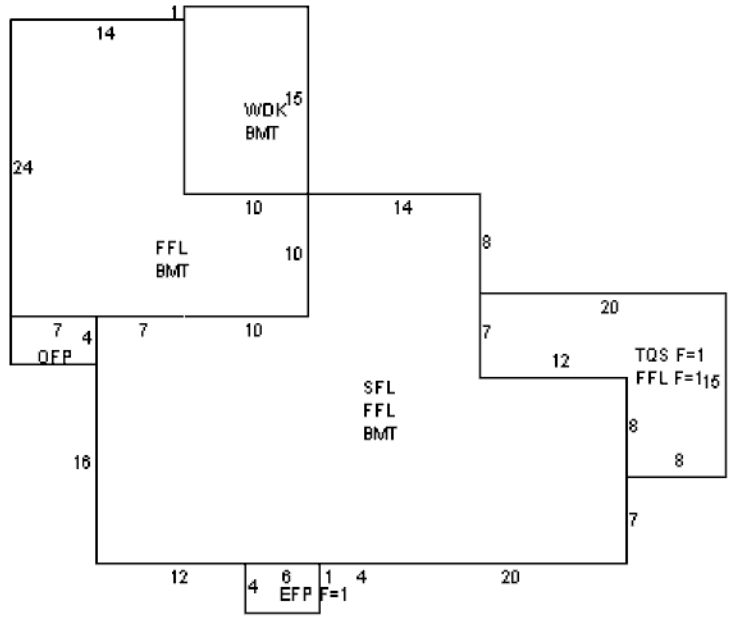
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,580	86.950	137,382
BMT	BASEMENT	1,145	26.090	29,854
SFL	2ND FLOOR	893	86.950	77,647
TQS	3/4 STORY	153	86.950	13,303
WDK	WOOD DECK	150	23.750	3,563
OFP	OPEN PORCH	28	15.000	420
EFP	ENCL PORCH	24	36.000	864
	Net Sketched Area:	3,973	Total:	263,032
Size Ad	2626	Gross Area	4452	FinArea 2855

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	75	RRM	20		
SFL	95				0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 774790.8023

Juris. Factor:		Val/Su Fin:	120.77
Special Features:	0	Val/Su Net:	86.79
Final Total:	344800	Val/Su SzAd	131.30

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:	

PARCEL ID

144 39 0

IMAGE

AssessPro Patriot Properties, Inc