144	38	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 850,900
Map	Lot	Sublot	Building	Unit	CARD	!1818!

Town Of Lincoln

Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JEVON JR ROBERT W
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6183
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-6183 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1930, Having Primarily WOOD SHING 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	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	309,700		0.840	541,200	850,900
Total Card	309,700		0.840	541,200	850,900
Total Parcel	309,700		0.840	541,200	850,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 297.96 | /Parcel: 297.96

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	09/03/13

PREVIOUS ASSESSMENT

Parcel ID: 144 38 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	309,700	0	.84	541,200	850,900	850,900	Year End Roll	9/28/2017
2017	101	FV	300,700	0	.84	535,800	836,500	836,500	Year End Roll	9/29/2016
2016	101	FV	294,700	0	.84	520,400	815,100	815,100	Year End Roll	1/14/2016
2015	101	FV	291,700	0	.84	481,600	773,300	773,300	Year End	10/2/2014
2014	101	FV	277,700	0	.84	448,700	726,400	726,400	Year End Roll	1/23/2014
2013	101	FV	271,500	0	.86	437,000	708,500	708,500	Year End Roll	10/25/2012
2012	101	FV	277,700	0	.86	453,900	731,600	731,600	Year End	1/26/2012
2011	101	FV	283,900	0	.86	469,300	753,200	753,200	Year End	2/10/2011

PRINT

Date	Time
10/02/18	21:18:48

LAST REV

Date	Time
03/12/15	14:07:43
blakeley	
1818	

USER DEFINED

Prior Id # 1:	65 8 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:	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JEVON, THOMAS R	25224-92		3/15/1995	FAMILY	230000	No	No			SOLD HALF INTEREST
1972 ROBT W JEV	25101-29		1/3/1995	CONVENIENC	0	No	No			
PADDOCK, LOUIS	9903-10		10/19/1961		42500	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/2006	3417	RENO-ADD	50,000	C	6/5/2007			Construct dormers

ACTIVITY INFORMATION

Date	Result	By	Name
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	MEAS+INSPCTD	100	B MORGAN
2/9/2001	M&L EXTERIOR	613	M COLE
5/10/1996	MEAS+INSPCTD	606	J SMITH
3/1/1996	ENTRY DENIED	606	J SMITH
7/8/1995	MEAS/EXT INS	600	PA

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		36589.8		SQUARE FE	PRIME SITE		0	8.08	1.830	R4									541,174						541,200	

Total AC/HA:	0.83999	Total SF/SM:	36589.96	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	541,174	Spl Credit		Total:	541,200

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

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1930	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:			%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	5 - STEAM		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	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:	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.:	0.96009874
Const Adj.:	0.99970198
Adj $ / SQ:	84.464
Other Features:	43500
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	418513
Depreciation:	108813
Depreciated Total:	309699

COMMENTS

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: 8			BRs: 4			Baths: 2			HB 1		

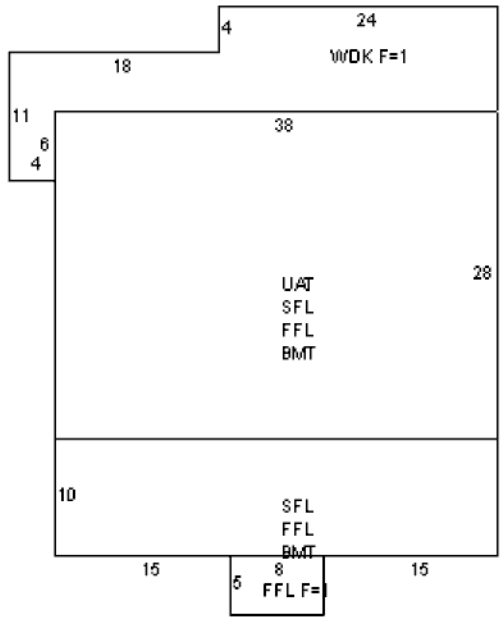
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,484	84.460	125,344
BMT	BASEMENT	1,444	21.120	30,491
SFL	2ND FLOOR	1,372	84.460	115,867
WDK	WOOD DECK	330	18.570	6,128
UAT	UNF ATTIC	160	84.460	13,480
	Net Sketched Area:	4,789	Total:	291,310
Size Ad	2855.7999	Gross Area	5766	FinArea 2856

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 863145.2755
Juris. Factor:		Val/Su Fin:	108.44
Special Features:	0	Val/Su Net:	64.67
Final Total:	309700	Val/Su SzAd	108.45

IMAGE

AssessPro Patriot Properties, Inc

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 38 0