



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BROWNE TR GILES C
Owner 2:	FIORÉ TR LORRAINE
Owner 3:	THE BROWNE FIORE TRUST NO 1
Street 1:	11 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2003 Type:

PREVIOUS OWNER

Owner 1:	BROWNE - GILES C
Owner 2:	FIORE - LORRAINE
Street 1:	11 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2003

NARRATIVE DESCRIPTION

This Parcel contains 1.901 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1915, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		82801.6		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									669,037						669,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	351,200		1.901	669,000	1,020,200		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 455.89						/Parcel: 409.52	Insp Date
							01/12/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	482,300	1000	1.901	669,000	1,152,300	1,152,300	Year End Roll	9/28/2017
2017	101	FV	468,500	1000	1.901	646,700	1,116,200	1,116,200	Year End Roll	9/29/2016
2016	101	FV	453,300	1000	1.901	628,100	1,082,400	1,082,400	Year End Roll	1/14/2016
2015	101	FV	447,300	1000	1.901	581,200	1,029,500	1,029,500	Year End	10/2/2014
2014	101	FV	425,400	1000	1.901	541,600	968,000	968,000	Year End Roll	1/23/2014
2013	101	FV	419,200	1000	1.791	516,100	936,300	936,300	Year End Roll	10/25/2012
2012	101	FV	425,400	1000	1.79	471,900	898,300	898,300	Year End	1/26/2012
2011	101	FV	438,700	1000	1.79	487,800	927,500	927,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROWNE,GILES C	66438-214		11/25/2015	FAMILY	100	No	No			
BROWNE TR,GILES	66036-191		9/4/2015	FAMILY	100	No	No			
BROWNE GILES C,	27869-427		11/14/1997	CONVENIENC	99	No	No			
SECOR + MARY BR	17701-346		12/27/1986	FAMILY	400000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2018	7118	MANUAL	1,760	C				Install insulation
9/26/2006	3526	ROOF		C				strip & re-roof
1/29/2002	2428	APARTMEN	70,600	C	7/6/2002			2nd floor of garag
8/1/1994	537-94	RENO-GAR	2,900	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/12/2009	MEAS/EXT INS	25	D ERSKINE
7/6/2002	MEAS+INSPCTD	613	M COLE
12/16/2000	M&L COMPLETE	610	M FLYNN
2/27/1996	MEAS+INSPCTD	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

