



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DENORMANDIE TR PHILIP Y
Owner 2:	DENORMANDIE TR ALICE W
Owner 3:	DENORMANDIE NEWELL NOMINEE TR
Street 1:	12 MARSHALL ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02108 Type:

PREVIOUS OWNER

Owner 1:	DENORMANDIE PHILIP Y -
Owner 2:	DENORMANDIE MARTHA P -
Street 1:	12 MARSHALL ST
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02108

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1954, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	B	CESSPL
o				t		
n				l		
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	9.96	1.000	R5									796,800						796,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	92,300		1.837	796,800	889,100
Total Card		92,300	1.837	796,800	889,100
Total Parcel		92,300	1.837	796,800	889,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 897.17		/Parcel: 897.17	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/28/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	92,300	0	1.837	796,800	889,100	889,100	Year End Roll	9/28/2017
2017	101	FV	90,600	0	1.837	796,800	887,400	887,400	Year End Roll	9/29/2016
2016	101	FV	90,600	0	1.837	744,800	835,400	835,400	Year End Roll	1/14/2016
2015	101	FV	87,300	0	1.837	689,600	776,900	776,900	Year End	10/2/2014
2014	101	FV	86,500	0	1.837	680,000	766,500	766,500	Year End Roll	1/23/2014
2013	101	FV	84,800	0	1.837	660,000	744,800	744,800	Year End Roll	10/25/2012
2012	101	FV	84,800	0	1.837	680,000	764,800	764,800	Year End	1/26/2012
2011	101	FV	86,500	0	1.837	726,400	812,900	812,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENORMANDIE PHI	57274-265		8/10/2011	FAMILY	10	No	No			
MCMORROW RICHA	28611-370		5/22/1998		394000	No	No			
NEWELL LENA EST	22478-456		10/8/1992		242500	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/28/2012	MEAS+INSPCTD	618	G BOURGAULT
8/16/2007	MEAS+INSPCTD	616	D MANZELLO
4/22/1999	MEAS+INSPCTD	600	PA
3/23/1996	MEAS+INSPCTD	606	J SMITH
6/9/1994	FIELDREV CHG	600	PA
8/1/1987	INSPECTED	601	PAUL MARSH

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

Total AC/HA: 1.83655	Total SF/SM: 80000.12	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total: 796,800	Spl Credit	Total: 796,800
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EXTERIOR INFORMATION

Table with exterior details: Type: 5 - CAPE, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

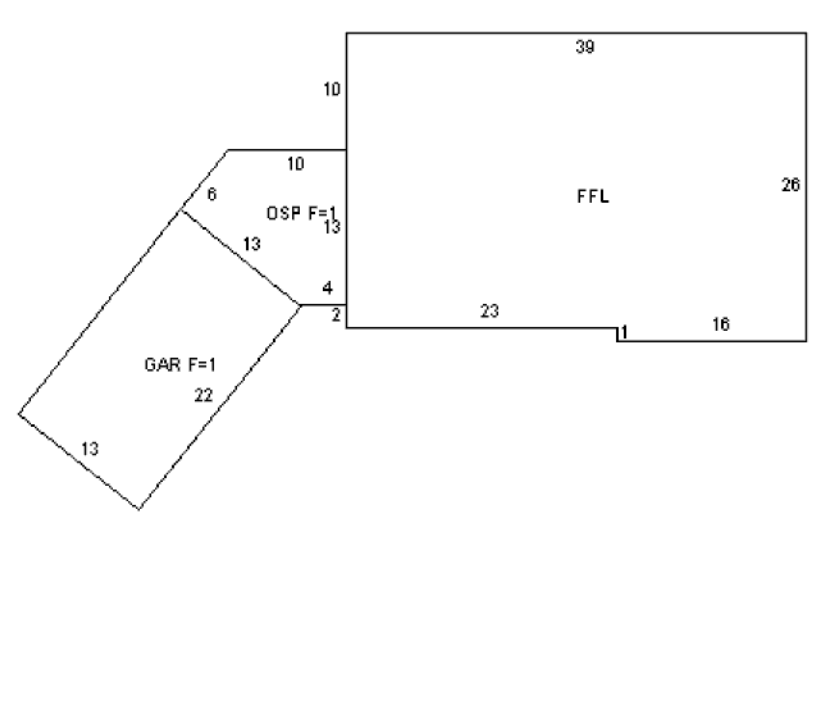
BATH FEATURES

Table with bath details: Full Bath: 1, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE.

COMMENTS

Empty comments box.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C- - AVG. (-), Year Blt: 1954, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

RESIDENTIAL GRID

Table with residential grid details: 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: 5, BRs: 2, Baths: 1, HB.

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 5, 2.

INTERIOR INFORMATION

Table with interior info: 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: .

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 31.%, Functional: %, Economic: %, Special: %, Override: , Total: 31%.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 79.00, Size Adj.: 1.35544896, Const Adj.: 1.01999998, Adj \$ / SQ: 109.222, Other Features: 30500, Grade Factor: 0.88, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 133764, Depreciation: 41467, Depreciated Total: 92297.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 555454.0322, Juris. Factor, Val/Su Fin: 93.14, Special Features: 0, Val/Su Net: 65.51, Final Total: 92300, Val/Su SzAd: 93.14.

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 1,409, Total: 121,505, Size Ad: 991, Gross Area: 1409, FinArea: 991.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with 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.

IMAGE

AssessPro Patriot Properties, Inc



Summary row: More: N, Total Yard Items: , Total Special Features: , Total: .