



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MCMORROW MAUREEN C
Owner 2:	MCMORROW JR RICHARD H
Owner 3:	
Street 1:	58 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2108 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 5.29 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1974, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 11 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:						
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 Infl	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	
101	ONE FAM		3.273		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									98,190						98,200	
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,080						1,100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	480,200	1,400	5.290	896,100	1,377,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 331.46						/Parcel: 331.46	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	480,200	1400	5.29	896,100	1,377,700	1,377,700	Year End Roll	9/28/2017
2017	101	FV	465,600	1500	5.29	896,100	1,363,200	1,363,200	Year End Roll	9/29/2016
2016	101	FV	456,900	1500	5.29	844,100	1,302,500	1,302,500	Year End Roll	1/14/2016
2015	101	FV	452,500	1500	5.29	788,900	1,242,900	1,242,900	Year End	10/2/2014
2014	101	FV	422,100	1500	5.29	779,300	1,202,900	1,202,900	Year End Roll	1/23/2014
2013	101	FV	413,400	1500	5.29	759,300	1,174,200	1,174,200	Year End Roll	10/25/2012
2012	101	FV	422,100	1500	5.29	779,300	1,202,900	1,202,900	Year End	1/26/2012
2011	101	FV	430,800	1500	5.29	825,700	1,258,000	1,258,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LENA NEWELL	12599-217		3/11/1974		41500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/18/2000	1931	ROOF		C	6/30/2001			

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
12/16/2000	M&L COMPLETE	610	M FLYNN
2/27/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

