



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	REISER TR PAMELA B
Owner 2:	
Owner 3:	BARTTER REALTY TRUST
Street 1:	70 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2102 Type:

**PREVIOUS OWNER**

Owner 1:	REISER - PAMELA
Owner 2:	-
Street 1:	70 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2102

**NARRATIVE DESCRIPTION**

This Parcel contains 4.65 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1910, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Infru	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		2.813		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									84,390						84,400	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	601,900	2,700	4.650	881,200	1,485,800	Combined 145-1-0 with this parcel. See plan 2015-150	0
							GIS Ref
							GIS Ref
Total Card	601,900	2,700	4.650	881,200	1,485,800	Entered Lot Size	
Total Parcel	717,600	2,700	4.650	881,200	1,601,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		360.46	/Parcel:	349.70	Insp Date
						Land Unit Type:	04/12/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	717,600	2700	4.65	881,200	1,601,500	1,601,500	Year End Roll	9/28/2017
2017	101	FV	668,800	2700	4.65	881,200	1,552,700	1,552,700	Year End Roll	9/29/2016
2016	101	FV	649,700	2700	4.65	829,200	1,481,600	1,481,600	Year End Roll	1/14/2016
2015	101	FV	640,800	2700	2.73	716,400	1,359,900	1,359,900	Year End	10/2/2014
2014	101	FV	602,000	2700	2.73	706,800	1,311,500	1,311,500	Year End Roll	1/23/2014
2013	101	FV	589,300	2700	2.73	686,800	1,278,800	1,278,800	Year End Roll	10/25/2012
2012	101	FV	600,200	2700	2.73	706,800	1,309,700	1,309,700	Year End	1/26/2012
2011	101	FV	613,700	2700	2.73	753,200	1,369,600	1,369,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REISER,PAMELA	63057-195		12/13/2013	FAMILY		1	No	No		
REISER TR,PAMEL	63057-192		12/13/2013	FAMILY		1	No	No		
REISER PAMELA,	32128-2		10/29/1999	CONVENIENC		1	No	No		
REISER, GEORGE	26050-435		2/14/1996	CONVENIENC		0	No	No		DIVORCE SETTLEMENT
MCQUAID RICHARD	15126-598		7/22/1983		407800	No	No	No		

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/12/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
3/1/1996	ENTRY DENIED	606	J SMITH
2/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**EXTERIOR INFORMATION**

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

**GENERAL INFORMATION**

Grade:	A- - V GOOD-		
Year Blt:	1910	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	1 - OIL		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**BATH FEATURES**

Full Bath:	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	4	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.:	0.89556038
Const Adj.:	1.00979996
Adj \$ / SQ:	79.582
Other Features:	57000
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	813342
Depreciation:	211469
Depreciated Total:	601873

**COMMENTS**

*(Empty comments box)*

**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	RM:	10	BR:	5	Bath:	3	HB					

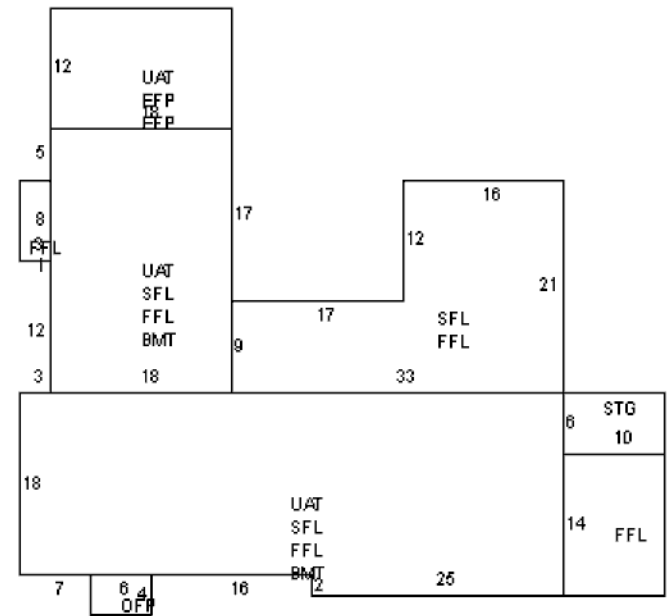
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	5	2
Totals			
1	10	5	

**SKETCH**



**REMODELING**

*(See Remodeling table above)*

**RES BREAKDOWN**

*(See Res Breakdown table above)*

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,143	79.580	170,543	
SFL	2ND FLOOR	1,979	79.580	157,492	
BMT	BASEMENT	1,490	19.900	29,644	
EFP	ENCL PORCH	432	36.000	15,552	
UAT	UNF ATTIC	256	79.580	20,365	
STG	STORAGE	60	15.000	900	
OFF	OPEN PORCH	24	15.000	360	
Net Sketched Area:		6,384	Total:	394,856	
Size Ad	4122	Gross Area	7834	FinArea	4122

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**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
3	GARAGE	D	Y	1	16X22	F	PR	1910	32.40	T	80	101			2,300			2,300
2	SHED/FR	D	Y	1	8X10	A	AV	1970	15.00	T	70	101			400			400

**PARCEL ID 145 2 0**

More:	N	Total Yard Items:	2,700	Total Special Features:		Total:	2,700
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**IMAGE**

*AssessPro* Patriot Properties, Inc

