



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARONSON TR NEIL H
Owner 2:	
Owner 3:	9 STRATFORD WAY NOMINEE TRUST
Street 1:	76 TRAPELO ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROBINSON - JOHN G
Owner 2:	FREDRIKSEN - RAGHILD
Street 1:	PO BOX 6344
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-6344

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1993, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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	
101	ONE FAM		0.033		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									198						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	606,800		1.870	797,000	1,403,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 309.00						/Parcel: 309.00	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	677,700	0	1.87	797,000	1,474,700	1,474,700	Year End Roll	9/28/2017
2017	101	FV	665,800	0	1.87	797,000	1,462,800	1,462,800	Year End Roll	9/29/2016
2016	101	FV	646,900	0	1.87	745,000	1,391,900	1,391,900	Year End Roll	1/14/2016
2015	101	FV	629,300	0	1.87	689,800	1,319,100	1,319,100	Year End	10/2/2014
2014	101	FV	582,500	0	1.87	680,200	1,262,700	1,262,700	Year End Roll	1/23/2014
2013	101	FV	570,800	0	1.87	660,200	1,231,000	1,231,000	Year End Roll	10/25/2012
2012	101	FV	570,800	0	1.87	680,200	1,251,000	1,251,000	Year End	1/26/2012
2011	101	FV	577,100	0	1.87	726,600	1,303,700	1,303,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBINSON,JOHN G	70190-159		11/3/2017		1230000	No	No			
CHASE IRVING EX	22263-398		8/3/1992		250000	Yes	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/14/2012	5275	SOLAR PA	53,000	C				install roof mount
6/21/2005	3210	APARTMEN	125,000	C				above garage
6/17/1993	268	NEW HOME	321,000	C	12/16/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	D VELUTTI
3/1/1996	MEAS+INSPCTD	606	J SMITH
8/29/1995	PERMIT VISIT	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH
12/16/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

