



**Patriot**  
 Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DENORMANDIE TR ROBERT
Owner 2:	DENORMANDIE TR VICTORIA
Owner 3:	DENORMANDIE FARMS TRUST
Street 1:	12 MARSHALL ST
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02108 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 9.8 ACRES of land mainly classified as 017 with a(n) ANTIQUE Building Built about 1815, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 5 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 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	11.19	1.000	R6									895,200						895,200	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									690						700	
713	HAY/GRN		7.94		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									238,200			192			1,524	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	683,900	4,800	1.860	895,900	1,584,600		
713			7.940	1,524	1,524		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			336.99		/Parcel:	336.99	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	017	FV	683,900	4800	9.8	1,134,100	1,822,800	1,586,188	Year End Roll	9/28/2017
2017	017	FV	648,200	4800	9.8	1,134,100	1,787,100	1,550,687	Year End Roll	9/29/2016
2016	017	FV	635,500	4800	9.8	1,107,700	1,748,000	1,511,229	Year End Roll	1/14/2016
2015	017	FV	598,900	4800	9.8	1,043,700	1,647,400	1,410,629	Year End	10/2/2014
2014	017	FV	572,800	4800	9.8	1,030,900	1,608,500	1,371,729	Year End Roll	1/23/2014
2013	017	FV	557,200	4800	9.8	1,006,900	1,568,900	1,332,129	Year End Roll	10/25/2012
2012	017	FV	557,200	4800	9.8	1,198,900	1,760,900	1,524,105	Year End	1/26/2012
2011	017	FV	650,900	4800	9.8	1,306,100	1,961,800	1,725,005	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENORMANDIE MAR	17727-438		12/30/1986	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2001	2401	MANUAL	5,000	C	7/6/2002			portable accessory

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/1/2010	MEAS/EXT INS	25	D ERSKINE
7/6/2002	ENTRY DENIED	613	M COLE
12/16/2000	M&L COMPLETE	610	M FLYNN
3/7/1996	MEAS/EXT INS	606	J SMITH
12/16/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

