



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DENORMANDIE ELIANA		
Owner 2:			
Owner 3:			
Street 1:	45 TRAPELO RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-2026		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 11.981 ACRES of land mainly classified as 017 with a(n) CAPE Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				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
109	MULT HS		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
109	MULT HS		0.933		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									27,990						28,000	
713	HAY/GRN		6.721		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									201,630						1,290	
713	HAY/GRN		2.49		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									14,940			192			478	Wetland

Total AC/HA:	11.98055	Total SF/SM:	521872.75	Parcel LUC:	017 017	Prime NB Desc	RES CAT 5	Total:	1,041,360	Spl Credit	214,802	Total:	826,568
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
109	571,400	68,300	2.770	824,800	1,464,500		0
713			9.211	1,768	1,768		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost						Land Unit Type:	06/19/12
Total Value per SQ unit /Card:						Parcel ID 144 31 0	
/Parcel:							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	017	FV	846,600	79200	11.981	1,041,370	1,967,170	1,752,442	Year End Roll	9/28/2017
2017	017	FV	771,800	79200	11.981	1,041,370	1,892,370	1,677,872	Year End Roll	9/29/2016
2016	017	FV	755,200	79200	11.981	989,370	1,823,770	1,608,858	Year End Roll	1/14/2016
2015	017	FV	726,800	79200	11.981	934,170	1,740,170	1,525,258	Year End	10/2/2014
2014	017	FV	716,200	79200	11.981	924,570	1,719,970	1,505,058	Year End Roll	1/23/2014
2013	017	FV	701,200	79200	11.981	904,570	1,684,970	1,470,058	Year End Roll	10/25/2012
2012	017	FV	627,300	79200	11.981	1,204,570	1,911,070	1,696,131	Year End	1/26/2012
2011	017	FV	641,900	87800	11.981	1,311,770	2,041,470	1,826,531	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENORMANDIE ROB	19225-444		7/28/1988	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/19/2013	5450	WINDOWS	76,981	C				interior repairs d
8/16/2011	4824	RENOVATI	101,000	C	1/15/2012			interior renovatio
3/11/2003	2652	MANUAL	18,000	C	6/21/2003			repair to sub floo
5/22/2001	2232	ROOF		C				garage and section
1/16/1998	1331	RENOVATI	90,000	C	5/1/1999			rm kit/frm 5/1/99

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2012	MEAS+INSPCTD	25	D ERSKINE
12/1/2010	MEAS+INSPCTD	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	D VELUTTI
12/16/2000	M&L COMPLETE	610	M FLYNN
5/1/1999	MEAS+INSPCTD	602	D TUCKER
6/3/1998	MEAS+INSPCTD	600	PA
2/27/1996	MEAS+INSPCTD	606	J SMITH
10/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	3
Foundation:	3	-	BRK OR STN
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A	-	VERY GOOD
Year Blt:	1900	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:	2	-	SOFTWOOD	
Sec Floors:	6	-	CERAMIC T	10%
Bsmnt Flr:				
Bsmnt Gar:				
Electric:	3	-	TYPICAL	
Insulation:	2	-	TYPICAL	
Int vs Ext:	S			
Heat Fuel:	2	-	GAS	
Heat Type:	3	-	FORCED H/W	
# Heat Sys:	1			
% Heated:	100	% AC:	0	
Solar HW:	NO	Central Vac:	NO	
% Com Wal:	0	% Sprinkled:	0	

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
32	BARN/LFT	M	Y	1	3740	A	AV	1910	45.00	T	60	109			67,300			67,300
48	SILO-WD	D	Y	1	30X8	A	AV	1910	14.00	T	70	109			1,000			1,000

More:	N	Total Yard Items:	79,200	Total Special Features:		Total:	79,200
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BATH FEATURES

Full Bath:	2	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:	VERY GOOD
A Kits:		Rating:	
Frp1:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:			
Total Units:			
Floor:	1	-	1ST FLOOR
% Own:			
Name:			

DEPRECIATION

Phys Cond:	VG	-	Very Good	17%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				17%

CALC SUMMARY

Basic \$ / SQ:	79.00
Size Adj.:	0.96237057
Const Adj.:	1.01178002
Adj \$ / SQ:	76.923
Other Features:	65500
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	688440
Depreciation:	117035
Depreciated Total:	571406

COMMENTS

SEE LAND DIVISION APRIL 9, 2008 PLAN 871 OF 2008. .

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:	9	BR:	5	Bath:	2	HB					

REMODELING

Exterior:	
Interior:	1998
Additions:	1998
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

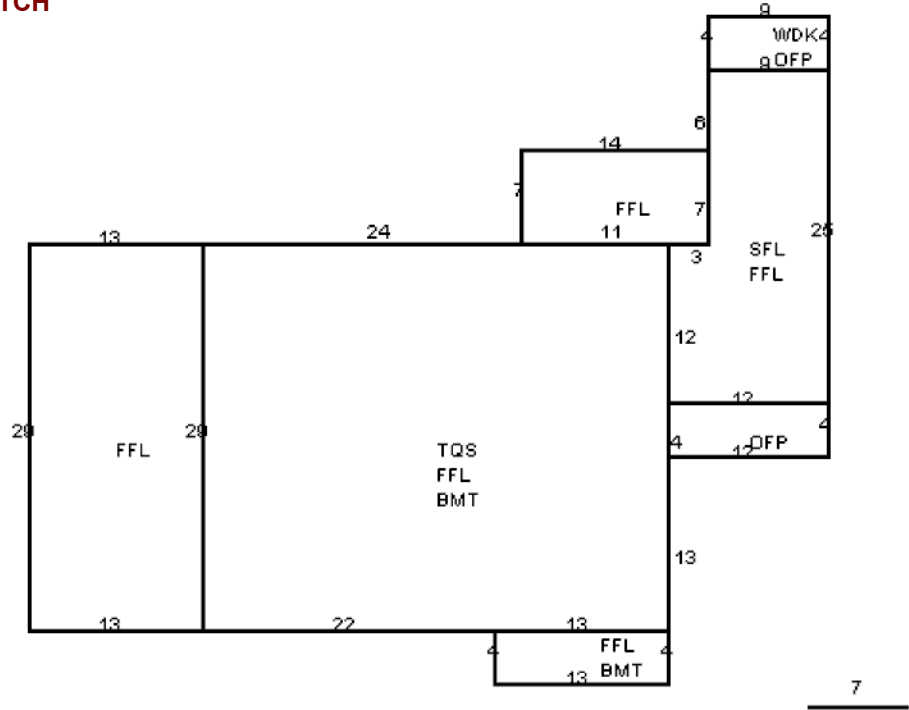
No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:	202.27	
Special Features:	0	Val/Su Net:	142.42	
Final Total:	571400	Val/Su SzAd:	202.25	

PARCEL ID

144 31 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,803	76.920	138,692	
BMT	BASEMENT	1,067	19.230	20,519	
TQS	3/4 STORY	761	76.920	58,558	
SFL	2ND FLOOR	261	76.920	20,077	
OFF	OPEN PORCH	84	15.000	1,260	
WDK	WOOD DECK	36	38.000	1,368	
Net Sketched Area:		4,012	Total:	240,474	
Size Ad	2825.25	Gross Area	4266	FinArea	2825

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

