150	7	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 1,042,500
Map	Lot	Sublot	Building	Unit	CARD	!1851!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LIEPERT ANTHONY G				
Owner 2:					
Owner 3:					
Street 1:	108 TRAPELO RD				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-2801			Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.07 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1983, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	475,400	1,600	1.070	565,500	1,042,500
Total Card	475,400	1,600	1.070	565,500	1,042,500
Total Parcel	475,400	1,600	1.070	565,500	1,042,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 309.75 | /Parcel: 309.75

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	12/01/10

PREVIOUS ASSESSMENT

Parcel ID: 150 7 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	475,400	1600	1.07	565,500	1,042,500	1,042,500	Year End Roll	9/28/2017
2017	101	FV	467,500	1600	1.07	559,900	1,029,000	1,029,000	Year End Roll	9/29/2016
2016	101	FV	463,600	1600	1.07	543,800	1,009,000	1,009,000	Year End Roll	1/14/2016
2015	101	FV	451,900	1600	1.07	503,200	956,700	956,700	Year End	10/2/2014
2014	101	FV	420,600	1600	1.07	468,900	891,100	891,100	Year End Roll	1/23/2014
2013	101	FV	412,800	1600	1.07	454,900	869,300	869,300	Year End Roll	10/25/2012
2012	101	FV	496,900	1600	1.07	384,900	883,400	883,400	Year End	1/26/2012
2011	101	FV	579,200	1600	1.07	391,200	972,000	972,000	Year End	2/10/2011

PRINT

Date	Time
10/02/18	21:33:23

LAST REV

Date	Time
04/23/12	10:49:23
apro	
1851	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CRAIG, ROBERT W	25311-176		4/28/1995		385000	No	No			
SANDRA MCKENNEY	21024-464		2/27/1991		350000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/8/2003	2832	W/S FLUE		C				
4/4/2003	2674	RENO-ADD	200,000	C	5/21/2005			dem gar, gar, shp,
10/5/1995	830-95	RENO-GAR	3,000	C	6/17/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2010	MEAS+INSPCTD	25	D ERSKINE
6/13/2006	MEAS/EXT INS	615	D VELUTTI
5/21/2005	MEAS/EXT INS	615	D VELUTTI
5/22/2004	MEAS+INSPCTD	615	D VELUTTI
6/20/2003	MEAS/EXT INS	615	D VELUTTI
9/26/1998	MEAS+INSPCTD	602	D TUCKER
3/1/1996	ENTRY DENIED	606	J SMITH
7/13/1995	INSPECTED	600	PA
7/8/1995	MEAS/EXT INS	600	PA

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	67 3 7
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

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		46609		SQUARE FE	PRIME SITE		0	8.08	1.501	R4									565,460						565,500	

Total AC/HA:	1.07000	Total SF/SM:	46609.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	565,460	Spl Credit		Total:	565,500

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1983	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
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

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	14.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	14.4	%

CALC SUMMARY

Basic $ / SQ:	91.00
Size Adj.:	0.98510969
Const Adj.:	1.01999998
Adj $ / SQ:	91.438
Other Features:	92250
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	555323
Depreciation:	79967
Depreciated Total:	475357

COMMENTS

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	RMs:	6	BRs:	3	Baths:	3	HB	

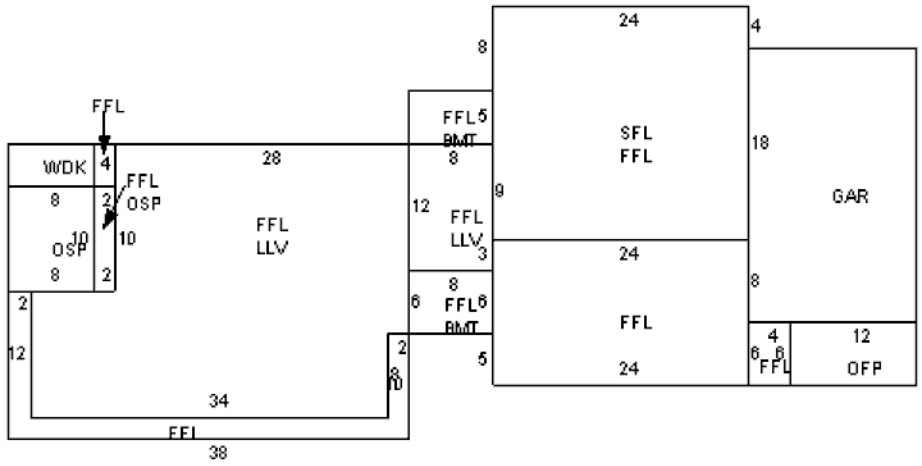
REMODELING

Exterior:	
Interior:	
Additions:	2004
Kitchen:	2004
Baths:	2004
Plumbing:	
Electric:	
Heating:	
General:	2004

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,024	91.440	185,070
LLV	LOWR LEVEL	904	107.440	97,125
SFL	2ND FLOOR	528	91.440	48,279
GAR	GARAGE	416	36.000	14,976
OSP	SCRN PORCH	100	22.500	2,250
BMT	BASEMENT	88	22.860	2,012
OFP	OPEN PORCH	72	15.000	1,080
WDK	WOOD DECK	32	38.000	1,216
	Net Sketched Area:	4,164	Total:	352,008
Size Ad	2552	Gross Area	4164	FinArea 3366

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 599000.0000

Juris. Factor:		Val/Su Fin:	141.24
Special Features:	0	Val/Su Net:	114.17
Final Total:	475400	Val/Su SzAd	186.29

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

150 7 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
2	SHED/FR	D	Y	1	120	A	AV	1995	15.00	T	40	101			1,100			1,100
19	PATIO	D	Y	1	12x15	A	AV	1983	7.00	T	60	101			500			500

More:	N	Total Yard Items:	1,600	Total Special Featues:		Total:	1,600