



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CREATH PETER J
Owner 2:	CREATH BETHANY M
Owner 3:	
Street 1:	116 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2801 Type:

PREVIOUS OWNER

Owner 1:	STOVALL - JOHN A
Owner 2:	STOVALL - SIA LISS
Street 1:	116 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2801

NARRATIVE DESCRIPTION

This Parcel contains 2.55 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1980, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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 Infl	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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.713		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									21,390						21,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	990,600		2.550	667,800	1,658,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 368.53						/Parcel: 368.53	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	990,600	0	2.55	667,800	1,658,400	1,658,400	Year End Roll	9/28/2017
2017	101	FV	870,700	0	2.55	661,400	1,532,100	1,532,100	Year End Roll	9/29/2016
2016	101	FV	834,800	0	2.55	643,000	1,477,800	1,477,800	Year End Roll	1/14/2016
2015	101	FV	827,500	0	2.55	596,600	1,424,100	1,424,100	Year End	10/2/2014
2014	101	FV	776,200	0	2.55	557,400	1,333,600	1,333,600	Year End Roll	1/23/2014
2013	101	FV	761,500	0	2.55	541,400	1,302,900	1,302,900	Year End Roll	10/25/2012
2012	101	FV	659,700	0	2.55	723,400	1,383,100	1,383,100	Year End	1/26/2012
2011	101	FV	697,700	0	2.55	747,300	1,445,000	1,445,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STOVALL,JOHN A	67235-79		5/11/2016		1775000	No	No			
ENGLAND DANIEL	44413-172		1/3/2005		1881000	No	No			
GOODRICH, JOHN	25737-383		10/16/1995	CHD>SALE	675000	No	No			
GOODRICH SUSAN	23385-198		7/2/1993	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/2/1999	1670	ADDITION	155,000	C	6/5/1999			2nd story 6/4/00
12/24/1996	1112-96	RENO-ADD	200,000	C	7/16/1997			
5/20/1993	241	FINISH	5,000	C	12/15/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/5/2017	SALES INSP	618	G BOURGAULT
12/1/2010	MEAS/EXT INS	25	D ERSKINE
12/1/2005	MEAS/EXT INS	615	D VELUTTI
6/4/2000	MEAS+INSPCTD	611	P MULHERN
6/5/1999	MEAS/EXT INS	602	D TUCKER
9/23/1998	MEAS+INSPCTD	602	D TUCKER
7/16/1997	MEAS+INSPCTD	600	PA
2/24/1996	ENTRY DENIED	606	J SMITH
8/30/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.54955 Total SF/SM: 111058.40 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 667,790 Spl Credit Total: 667,800

