



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUENDIA ANTHONY M
Owner 2:	LIAZOS ARIANE M
Owner 3:	
Street 1:	80 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GANZ SUSAN J -
Owner 2:	-
Street 1:	80 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2102

NARRATIVE DESCRIPTION

This Parcel contains 2.83 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1785, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 14 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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.893		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									26,790						26,800	
101	ONE FAM		0.1		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									600						600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,328,100	48,000	2.830	824,200	2,200,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 292.79						/Parcel: 292.79	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,328,100	48000	2.83	824,200	2,200,300	2,200,300	Year End Roll	9/28/2017
2017	101	FV	1,254,300	49200	2.83	824,200	2,127,700	2,127,700	Year End Roll	9/29/2016
2016	101	FV	1,213,500	49200	2.83	772,200	2,034,900	2,034,900	Year End Roll	1/14/2016
2015	101	FV	1,142,200	49200	2.83	717,000	1,908,400	1,908,400	Year End	10/2/2014
2014	101	FV	1,091,300	49200	2.83	707,400	1,847,900	1,847,900	Year End Roll	1/23/2014
2013	101	FV	1,060,800	49200	2.83	687,400	1,797,400	1,797,400	Year End Roll	10/25/2012
2012	101	FV	1,060,800	49200	2.83	707,400	1,817,400	1,817,400	Year End	1/26/2012
2011	101	FV	1,054,600	49200	2.83	753,800	1,857,600	1,857,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GANZ SUSAN J,	54745-430		5/27/2010		1985000	No	No			
GANZ SUSAN J,	51940-45		12/1/2008	FAMILY		1	No	No		
CHASE REBECCA E	21996-259		5/1/1992		725000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2005	3205	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS+INSPCTD	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
3/5/1996	ENTRY DENIED	606	J SMITH
6/9/1994	FIELDREV CHG	600	PA
12/16/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

