

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOLDENHAUER ZACHARY
Owner 2:	MOLDENHAUER JENNIFER
Owner 3:	
Street 1:	154 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HOOVER JR TR - HENRY B
Owner 2:	GIESE TR - LUCRETIA H
Street 1:	154 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1936, Having Primarily BRICK VENR Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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		0.463		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									13,890						13,900	0.36 ac for pvt wa

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	257,200	3,500	2.300	660,300	921,000	3193.00
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 319.90						/Parcel: 319.90

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	257,200	3500	2.3	660,300	921,000	921,000	Year End Roll	9/28/2017
2017	101	FV	252,900	3500	2.3	653,900	910,300	910,300	Year End Roll	9/29/2016
2016	101	FV	215,900	3500	2.3	635,500	854,900	854,900	Year End Roll	1/14/2016
2015	101	FV	210,100	3500	2.3	589,100	802,700	802,700	Year End	10/2/2014
2014	101	FV	194,700	3500	2.3	549,900	748,100	748,100	Year End Roll	1/23/2014
2013	101	FV	190,800	3500	2.26	532,700	727,000	727,000	Year End Roll	10/25/2012
2012	101	FV	200,400	3500	2.09	547,600	751,500	751,500	Year End	1/26/2012
2011	101	FV	204,700	3500	2.09	566,000	774,200	774,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HOOVER JR TR,HE	1478-75		9/1/2015		1050000	No	No			
HOOVER HENRY B	1241-50		8/14/2001	FAMILY		1	No	No		
EST. H. HOOVER	1096-20		6/5/1992	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/3/2014	5661	MANUAL	8,000	C				open soffits & cei
2/20/2014	5651	MANUAL	15,000	C				sheet metal work t
4/18/2012	5020	RENOVATI	100	C				install sheet meta
1/31/2012	4972	RENOVATI	40,000	C				reno kit and 1 bat
6/16/2011	4761	TEMPORAR		C				tent from 6/24 to

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2016	SALES INSP	618	G BOURGAULT
8/16/2007	MEAS/EXT INS	616	D MANZELLO
9/30/1998	MEAS+INSPCTD	602	D TUCKER
3/4/1996	ENTRY DENIED	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	8	- BRICK VENR
Sec Wall:	26	- WOOD 50%
Roof Struct:	4	- FLAT
Roof Cover:	4	- TAR+GRAVEL
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	C+ - AVG. (+)		
Year Blt:	1936	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:	3 - HARDWOOD	
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		

Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	4	- RADIANT HW	
# Heat Sys:	1		
% Heated:	100	% AC:	100
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
6	CARPORT	D	Y	1	20X20	A	AV	1955	22.00	T	60	101			3,500			3,500

More:	N	Total Yard Items:	3,500	Total Special Features:		Total:	3,500
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	GOOD
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**DEPRECIATION**

Phys Cond:	GD - Good	26.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26%

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	0.99360538
Const Adj.:	0.98329264
Adj \$ / SQ:	88.907
Other Features:	67258
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	347629
Depreciation:	90384
Depreciated Total:	257246

**COMMENTS**

land swap BK 870,PG 139,CRF 148089 1/5/76. 30' road from trapelo 7,571.523sf (K); 7,810.0811sf (J)see 8/14/01 cert1180015. 3/2012 Combined 68 10 1 (0.35ac) with this parcel per owner request and with mortgage lender approval..

**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	S:	6	BR	S:	3	Baths:	2	HB			

**REMODELING**

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

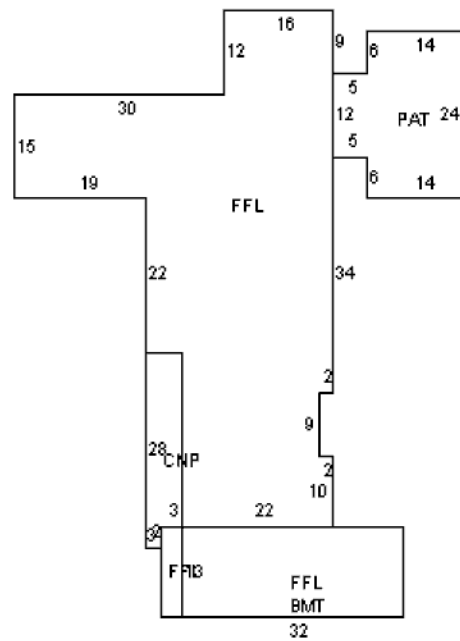
**RES BREAKDOWN**

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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,463	88.910	218,979
BMT	BASEMENT	416	44.450	18,493
PAT	PATIO	396	7.000	2,772
CNP	CANOPY	131	22.000	2,882
Net Sketched Area:		3,406	Total:	243,126
Size Ad		2463	Gross Area	3406
			FinArea	2879

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	A	

**IMAGE**

*AssessPro* Patriot Properties, Inc

