



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	COWLES DIANA A
Owner 2:	
Owner 3:	
Street 1:	156 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COWLES JOHN O -
Owner 2:	-
Street 1:	156 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1937, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		47915.4		SQUARE FE	PRIME SITE		0	6.78	1.469	R3									477,140						477,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	558,100	23,600	1.100	477,100	1,058,800	3496	0				
							GIS Ref				
							GIS Ref				
Total Card					558,100	23,600	1.100	477,100	1,058,800	Entered Lot Size	
Total Parcel					558,100	23,600	1.100	477,100	1,058,800	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 314.65			/Parcel: 314.65		Land Unit Type:		Insp Date	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	558,100	23600	1.1	477,100	1,058,800	1,058,800	Year End Roll	9/28/2017
2017	101	FV	543,900	23600	1.1	450,400	1,017,900	1,017,900	Year End Roll	9/29/2016
2016	101	FV	510,900	23600	1.1	437,000	971,500	971,500	Year End Roll	1/14/2016
2015	101	FV	506,300	23600	1.1	404,700	934,600	934,600	Year End	10/2/2014
2014	101	FV	473,900	23600	1.1	362,400	859,900	859,900	Year End Roll	1/23/2014
2013	101	FV	464,600	23600	1.16	355,800	844,000	844,000	Year End Roll	10/25/2012
2012	101	FV	473,900	23600	1.16	391,400	888,900	888,900	Year End	1/26/2012
2011	101	FV	508,800	23600	1.16	397,800	930,200	930,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COWLES JOHN O,	1217-67		1/26/2000	CONVENIENC		1	No	No		
COWLES ALEXANDR	1204-35		4/12/1999	FAMILY	130000	No	No			
EST.ADDISON COW	280-225		1/19/1937	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
8/18/2015	6198	RENO-ADD	40,000	C	6/7/2016			Build unheated sun
9/28/1999	1810	RENO-ADD	350,000	C	6/22/2000			6/22/00 100%
5/16/1994	461	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2016	PERMIT VISIT	618	G BOURGAULT
12/1/2010	MEAS+INSPCTD	25	D ERSKINE
6/5/2006	MEAS+INSPCTD	1	H M SCHEID
6/22/2000	MEAS+INSPCTD	611	P MULHERN
11/20/1998	MEAS+INSPCTD	600	PA
9/30/1998	MEAS/EXT INS	602	D TUCKER
2/28/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.09999	Total SF/SM:	47915.57	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	477,140	Spl Credit		Total:	477,100
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