



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DENORMANDIE TR THOMAS L
Owner 2:	
Owner 3:	TKV REAL ESTATE TRUST
Street 1:	11 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773-2026 Type:

PREVIOUS OWNER

Owner 1:	DENORMANDIE ELIANA -
Owner 2:	-
Street 1:	45 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2026

NARRATIVE DESCRIPTION

This Parcel contains 10.857 ACRES of land mainly classified as HAY/GRN

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
713	HAY/GRN		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800			0.0044			352	
713	HAY/GRN		6.02		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									180,600			192			1,156	
713	HAY/GRN		3		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									18,000			192			576	

Total AC/HA:	10.85655	Total SF/SM:	472911.31	Parcel LUC:	713 HAY/GRN	Prime NB Desc	RES CAT 5	Total:	995,400	Spl Credit	993,316	Total:	2,084
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
713			10.857	2,084	2,084		0
							GIS Ref
							GIS Ref
Total Card			10.857	2,084	2,084	Entered Lot Size	
Total Parcel			10.857	2,084	2,084	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	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	713	FV		0	10.857	995,400	995,400	2,220	Year End Roll	9/28/2017
2017	713	FV		0	10.857	995,400	995,400	2,446	Year End Roll	9/29/2016
2016	713	FV		0	10.857	943,400	943,400	1,952	Year End Roll	1/14/2016
2015	713	FV		0	10.857	888,200	888,200	1,952	Year End	10/2/2014
2014	713	FV		0	10.857	878,600	878,600	1,952	Year End Roll	1/23/2014
2013	713	FV		0	10.857	858,600	858,600	1,952	Year End Roll	10/25/2012
2012	713	FV		0	10.857	1,158,600	1,158,600	1,922	Year End	1/26/2012
2011	713	FV		0	10.857	1,265,800	1,265,800	1,922	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENORMANDIE ELI	51772-86		10/8/2008	FAMILY		1	No	No		
DENORMANDIE ROB	19225-444		7/28/1988	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	66 7 1
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:	

PRINT

Date	Time
10/03/18	06:21:25

LAST REV

Date	Time
07/20/09	16:23:41

brennanp
2850

