

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DONALDSON NANCY B
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6323
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MACLEAN - DOUGLAS T
Owner 2:	MACLEAN - JOHN C
Street 1:	21 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2003

NARRATIVE DESCRIPTION

This Parcel contains .87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 2016, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
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		37897		SQUARE FE	PRIME SITE		0	8.3	1.778	R4									559,164						559,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	537,700		0.870	559,200	1,096,900
Total Card	537,700		0.870	559,200	1,096,900
Total Parcel	537,700		0.870	559,200	1,096,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		519.86	/Parcel: 519.86

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	08/16/07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	490,200	0	.87	544,300	1,034,500	1,034,500	Create Final value 2019	6/4/2019
2018	101	FV	490,200	0	.87	544,300	1,034,500	1,034,500	Year End Roll	9/28/2017
2017	101	FV	15,000	0	.87	539,000	554,000	554,000	Year End Roll	9/29/2016
2016	101	FV	189,400	0	.87	523,500	712,900	712,900	Year End Roll	1/14/2016
2015	101	FV	187,400	0	.87	484,400	671,800	671,800	Year End	10/2/2014
2014	101	FV	173,500	0	.87	451,400	624,900	624,900	Year End Roll	1/23/2014
2013	101	FV	169,500	0	.87	437,900	607,400	607,400	Year End Roll	10/25/2012
2012	101	FV	173,500	0	.87	454,700	628,200	628,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MACLEAN,DOUGLAS	66155-31		9/30/2015	CHD>SALE	710000	No	No			
MACLEAN,CORINNE	66155-27		9/30/2015	FAMILY	100	No	No			
	9997-251		3/19/1962	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/5/2016	6642	SHEET MT	9,000	C	5/4/2017			Sheet metal work f
3/14/2016	6369	RENO-ADD	850,000	C	8/30/2017			Demolish garage; a

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	PERMIT VISIT	618	G BOURGAULT
6/7/2016	PERMIT VISIT	618	G BOURGAULT
8/16/2007	MEAS/EXT INS	616	D MANZELLO
12/16/2000	M&L COMPLETE	610	
2/27/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	65 12 0
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:	

