



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ARONSON TR NEIL H
Owner 2:	
Owner 3:	9 STRATFORD WAY NOMINEE TRUST
Street 1:	76 TRAPELO ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ROBINSON - JOHN G
Owner 2:	FREDRIKSEN - RAGHILD
Street 1:	PO BOX 6344
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-6344

**NARRATIVE DESCRIPTION**

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1993, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 6 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.033		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									198						200	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	625,600		1.870	800,200	1,425,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 313.85						/Parcel: 313.85	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	606,800	0	1.87	797,000	1,403,800	1,403,800	Create Final value 2019	6/4/2019
2018	101	FV	677,700	0	1.87	797,000	1,474,700	1,474,700	Year End Roll	9/28/2017
2017	101	FV	665,800	0	1.87	797,000	1,462,800	1,462,800	Year End Roll	9/29/2016
2016	101	FV	646,900	0	1.87	745,000	1,391,900	1,391,900	Year End Roll	1/14/2016
2015	101	FV	629,300	0	1.87	689,800	1,319,100	1,319,100	Year End	10/2/2014
2014	101	FV	582,500	0	1.87	680,200	1,262,700	1,262,700	Year End Roll	1/23/2014
2013	101	FV	570,800	0	1.87	660,200	1,231,000	1,231,000	Year End Roll	10/25/2012
2012	101	FV	570,800	0	1.87	680,200	1,251,000	1,251,000	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ROBINSON,JOHN G	70190-159		11/3/2017		1230000	No	No			
CHASE IRVING EX	22263-398		8/3/1992		250000	Yes	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/14/2012	5275	SOLAR PA	53,000	C				install roof mount
6/21/2005	3210	APARTMEN	125,000	C				above garage
6/17/1993	268	NEW HOME	321,000	C	12/16/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
3/1/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	
2/22/1995	MEAS/EXT INS	601	
12/16/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

