



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WELLS BRYCE
Owner 2:	THORTON-WELLS TRICIA
Owner 3:	
Street 1:	112 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SCHNEIDER - CORINNE
Owner 2:	-
Street 1:	112 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1980, Having Primarily CLAPBOARD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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	8.3	1.000	R4									664,000						664,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	219,800	2,900	1.837	664,000	886,700	1241	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 269.33						/Parcel: 269.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	213,200	500	1.837	646,400	860,100	860,100	Create Final value 2019	6/4/2019
2018	101	FV	213,200	500	1.837	646,400	860,100	860,100	Year End Roll	9/28/2017
2017	101	FV	205,100	500	1.837	640,000	845,600	845,600	Year End Roll	9/29/2016
2016	101	FV	260,300	500	1.837	621,600	882,400	882,400	Year End Roll	1/14/2016
2015	101	FV	253,000	500	1.837	575,200	828,700	828,700	Year End	10/2/2014
2014	101	FV	421,200	500	1.837	536,000	957,700	957,700	Year End Roll	1/23/2014
2013	101	FV	587,700	500	1.837	520,000	1,108,200	1,108,200	Year End Roll	10/25/2012
2012	101	FV	748,000	500	1.84	435,000	1,183,500	1,183,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHNEIDER,CORIN	65767-557		7/21/2015		849000	No	No			
MARLEY PROPERTI	63115-86		12/26/2013		835000	No	No			
Marley,William	60337-318		10/26/2012	CONVENIENC	10	No	No			
MARLEY DEREK J,	56156-193		12/28/2010	FAMILY	10	No	No			
DEWEY E S TR,	36595-273		10/2/2002		1200000	No	No			
DEWEY E S,	33983-583		11/5/2001	CONVENIENC	1	No	No			
BANK FIVE FOR S	21384-156		8/29/1991	OTHER	450000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/28/2018	7265	RENOVATI	45,000	C				Amend permit #7079
6/5/2018	7097	RENO-ADD	310,000	C				Construct a garage
4/25/2018	7043	SHED	23,000	C				Construct a 16' by
10/12/2016	6582	RENOVATI	40,000	C	4/11/2017			Remodel 2 bathroom

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2019	INSPECTED	623	M Larson
3/1/2016	SALES INSP	618	G BOURGAULT
11/29/2012	MEAS+INSPCTD	618	G BOURGAULT
10/5/2009	MEAS/EXT INS	25	D ERSKINE
12/16/2003	MEAS/EXT INS	615	
9/23/1998	ENTRY DENIED	602	
2/23/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior features: Type, Sty Ht, (Liv) Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir

BATH FEATURES

Table with bath features: Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix

COMMENTS

SKETCH ON FILE

SKETCH

Undisplayed Areas: TQS: 171, TFL: 554, SFL: 900, FFL: 900, LLV: 900, WDK: 231

OTHER FEATURES

Table with other features: Kits, A Kits, Frpl, WSFlue

GENERAL INFORMATION

Table with general info: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdict, Fact, Const Mod, Lump Sum Adj

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor, % Own, Name

RESIDENTIAL GRID

Table with 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

REMODELING

Table with remodeling: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar

DEPRECIATION

Table with depreciation: Phys Cond, Functional, Economic, Special, Override, Total

CALC SUMMARY

Table with calc summary: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd

SPEC FEATURES/YARD ITEMS

Table with spec features/yield 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

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc

