



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BUENDIA ANTHONY M
Owner 2:	LIAZOS ARIANE M
Owner 3:	
Street 1:	80 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	GANZ SUSAN J -
Owner 2:	-
Street 1:	80 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2102

**NARRATIVE DESCRIPTION**

This Parcel contains 2.83 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1785, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 2 HalfBaths, 0 3/4 Baths, 14 Rooms, and 5 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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.893		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									26,790						26,800	
101	ONE FAM		0.1		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									600						600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,332,200	48,000	2.830	827,400	2,207,600
<b>Total Card</b> 1,332,200 48,000 2.830 827,400 2,207,600					
<b>Total Parcel</b> 1,332,200 48,000 2.830 827,400 2,207,600					
Source: Market Adj Cost		Total Value per SQ unit /Card:		293.76	/Parcel: 293.76

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,328,100	48000	2.83	824,200	2,200,300	2,200,300	Create Final value 2019	6/4/2019
2018	101	FV	1,328,100	48000	2.83	824,200	2,200,300	2,200,300	Year End Roll	9/28/2017
2017	101	FV	1,254,300	49200	2.83	824,200	2,127,700	2,127,700	Year End Roll	9/29/2016
2016	101	FV	1,213,500	49200	2.83	772,200	2,034,900	2,034,900	Year End Roll	1/14/2016
2015	101	FV	1,142,200	49200	2.83	717,000	1,908,400	1,908,400	Year End	10/2/2014
2014	101	FV	1,091,300	49200	2.83	707,400	1,847,900	1,847,900	Year End Roll	1/23/2014
2013	101	FV	1,060,800	49200	2.83	687,400	1,797,400	1,797,400	Year End Roll	10/25/2012
2012	101	FV	1,060,800	49200	2.83	707,400	1,817,400	1,817,400	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
GANZ SUSAN J,	54745-430		5/27/2010		1985000	No	No	
GANZ SUSAN J,	51940-45		12/1/2008	FAMILY		1	No	No
CHASE REBECCA E	21996-259		5/1/1992		725000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

Assoc PCL Value	Notes

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/15/2005	3205	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/27/2017	MEAS+INSPCTD	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
3/5/1996	ENTRY DENIED	606	
6/9/1994	FIELDREV CHG	600	
12/16/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

### GENERAL INFORMATION

Type:	1 - ANTIQUE
Sty Ht:	3 - 3
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	3 - GAMBREL
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

### GENERAL INFORMATION

Grade:	A - VERY GOOD
Year Blt:	1785 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic:	Fact:
Const Mod:	
Lump Sum Adj:	

### INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	2 - SOFTWOOD
Sec Floors:	
Bsmnt Flr:	
Bsmnt Gar:	

Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	1	
% Heated:	100 % AC:	100
Solar HW:	NO Central Vac:	Yes
% Com Wal:	0 % Sprinkled:	0

### SPEC FEATURES/YARD 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
4	GARAGE/L	D	Y	1	26X48	G	GD	1993	35.00	T	16	101			36,700			36,700
2	SHED/FR	D	Y	1	256	A	AV	1910	15.00	T	70	101			1,200			1,200
27	TENNIS C	D	Y	1	100x55	A	FR	1992	4.09	T	55	101			10,100			10,100
<b>More:</b> N																		

### BATH FEATURES

Full Bath:	5 Rating: GOOD
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	2 Rating: GOOD
A HBth:	Rating:
OthrFix:	1 Rating: AVERAGE

### OTHER FEATURES

Kits:	1 Rating: GOOD
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

### CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

### DEPRECIATION

Phys Cond:	GD - Good	26.%
Functional:		%
Economic:		%
Special:		%
Override:		%
<b>Total:</b> 26.%		

### CALC SUMMARY

Basic \$ / SQ:	102.00
Size Adj.:	0.82984030
Const Adj.:	1.00979996
Adj \$ / SQ:	85.473
Other Features:	110183
Grade Factor:	2.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1800300
Depreciation:	468078
Depreciated Total:	1332222

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

### COMMENTS

4/17 EXT NDS PAINT, 11 FPL'S DO NOT FUNC. INT+EXT= ABV AVG.

### 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				
<b>Totals</b>	<b>RM</b> s: 14	<b>BR</b> s: 5	<b>Bath</b> s: 5	<b>HB</b> 2

### REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	14	5	
<b>Totals</b>			
1	14	5	

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,854	85.470	243,941	
BMT	BASEMENT	2,780	21.370	59,404	
SFL	2ND FLOOR	2,240	85.470	191,460	
TFL	3RD FLOOR	2,016	85.470	172,314	
PAT	PATIO	880	7.000	6,160	
TQS	3/4 STORY	405	85.470	34,617	
STG	STORAGE	16	15.000	240	
<b>Net Sketched Area:</b>		11,191	<b>Total:</b>	708,136	
<b>Size Ad</b>	7515	<b>Gross Area</b>	11550	<b>FinArea</b>	7515

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
TFL	90				0

### IMAGE



AssessPro Patriot Properties, Inc