



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARRON BETH ANGELA
Owner 2:	SEDLAK PETER JOSPEH
Owner 3:	
Street 1:	130 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Hirshman - Cheryl I
Owner 2:	-
Street 1:	130 Trapelo Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2801

NARRATIVE DESCRIPTION

This Parcel contains 1.06 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		46173		SQUARE FE	PRIME SITE		0	8.3	1.513	R4									579,771						579,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	199,500	7,500	1.060	579,800	786,800		0
							GIS Ref
							GIS Ref
Total Card	199,500	7,500	1.060	579,800	786,800	Entered Lot Size	
Total Parcel	199,500	7,500	1.060	579,800	786,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		323.22	/Parcel:	323.22	Insp Date
						Land Unit Type:	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	197,300	7500	1.06	564,400	769,200	769,200	Create Final value 2019	6/4/2019
2018	101	FV	197,300	7500	1.06	564,400	769,200	769,200	Year End Roll	9/28/2017
2017	101	FV	195,100	7500	1.06	558,800	761,400	761,400	Year End Roll	9/29/2016
2016	101	FV	190,800	7500	1.06	542,700	741,000	741,000	Year End Roll	1/14/2016
2015	101	FV	188,700	7500	1.06	502,200	698,400	698,400	Year End	10/2/2014
2014	101	FV	180,000	7500	1.06	468,000	655,500	655,500	Year End Roll	1/23/2014
2013	101	FV	175,700	7500	1.06	349,300	532,500	532,500	Year End Roll	10/25/2012
2012	101	FV	187,700	7500	1.06	384,200	579,400	579,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Hirshman, Cheryl	60104-356		9/27/2012		686000	No	No			
WILSON RAND E,	50846-35		3/7/2008	FAMILY		1	No	No		
GILLESPIE THADD	28978-301		8/13/1998		450000	No	No			
BYRNE, BRIAN A.	24705-80		7/15/1994		320000	No	No			
PETER B. MILLER	21090-34		4/9/1991		309900	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2013	SALES INSP	618	G BOURGAULT
8/16/2007	MEAS/EXT INS	616	D MANZELLO
9/23/1998	MEAS+INSPCTD	602	
2/24/1996	MEAS+INSPCTD	606	
8/10/1995	INSPECTED	600	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

