



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHEFF ANDREW J
Owner 2:	SCHEFF FAYE R GOLDBERG
Owner 3:	
Street 1:	137 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2802 Type:

PREVIOUS OWNER

Owner 1:	REECE ELIZABETH A -
Owner 2:	-
Street 1:	137 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2802

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1971, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 3 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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		40075		SQUARE FE	PRIME SITE		0	7.	1.697	R3									476,157						476,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	452,600	11,700	0.920	476,200	940,500	1271	0				
							GIS Ref				
							GIS Ref				
Total Card					452,600	11,700	0.920	476,200	940,500	Entered Lot Size	
Total Parcel					452,600	11,700	0.920	476,200	940,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		277.63	/Parcel:	277.63	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	429,300	11700	.92	461,200	902,200	902,200	Create Final value 2019	6/4/2019
2018	101	FV	429,300	11700	.92	461,200	902,200	902,200	Year End Roll	9/28/2017
2017	101	FV	469,600	11700	.92	435,300	916,600	916,600	Year End Roll	9/29/2016
2016	101	FV	456,600	11700	.92	422,400	890,700	890,700	Year End Roll	1/14/2016
2015	101	FV	445,200	11700	.92	391,100	848,000	848,000	Year End	10/2/2014
2014	101	FV	414,600	11700	.92	350,300	776,600	776,600	Year End Roll	1/23/2014
2013	101	FV	407,000	11700	.92	340,100	758,800	758,800	Year End Roll	10/25/2012
2012	101	FV	407,000	11700	.92	374,100	792,800	792,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
REECE ELIZABETH	1237-115		5/31/2001		807000	No	No			
SALVINI, DAVID	1166-121		1/2/1997		510000	No	No			
BLACKER, L. TR.	1051-140		11/30/1988		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/30/2016	6539	ROOF	2,400	C				Strip & re-roof 24
7/30/2014	5851	ROOF	30,000	C				
4/23/1998	1394	MANUAL	20,400	C	6/9/1998			windows, kit 4/98

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
10/3/1998	MEAS+INSPCTD	602	
6/9/1998	MEAS+INSPCTD	602	
3/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

