



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	POWER WENDY M
Owner 2:	HIRSCH STEVEN D
Owner 3:	
Street 1:	126 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2801 Type:

PREVIOUS OWNER

Owner 1:	BYRNE BRIAN A -
Owner 2:	BYRNE JULIE -
Street 1:	126 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2801

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1988, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 11 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 Influ	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	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	687,900		1.850	664,400	1,352,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 285.34						/Parcel: 285.34	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	624,900	0	1.85	646,800	1,271,700	1,271,700	Create Final value 2019	6/4/2019
2018	101	FV	624,900	0	1.85	646,800	1,271,700	1,271,700	Year End Roll	9/28/2017
2017	101	FV	608,500	0	1.85	640,400	1,248,900	1,248,900	Year End Roll	9/29/2016
2016	101	FV	585,800	0	1.85	622,000	1,207,800	1,207,800	Year End Roll	1/14/2016
2015	101	FV	580,400	0	1.85	575,600	1,156,000	1,156,000	Year End	10/2/2014
2014	101	FV	542,800	0	1.85	536,400	1,079,200	1,079,200	Year End Roll	1/23/2014
2013	101	FV	532,100	0	1.85	520,400	1,052,500	1,052,500	Year End Roll	10/25/2012
2012	101	FV	542,800	0	1.85	540,400	1,083,200	1,083,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BYRNE BRIAN A,	53587-388		9/25/2009		1150000	No	No			
PHILIP DENORMAN	14657-500		7/6/1982		79500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/12/2010	4604	WDK	10,000	C	7/13/2011			ground level deck
11/16/2009	4328	RENOVATI	75,000	C	2/4/2010			remodel kit & inte
8/26/2009	4251	RENOVATI	6,928	C				replace 4 windows

ACTIVITY INFORMATION

Date	Result	By	Name
7/13/2011	MEAS/EXT INS	25	D ERSKINE
7/26/2010	MEAS/EXT INS	25	D ERSKINE
8/16/2007	MEAS/EXT INS	616	D MANZELLO
9/23/1998	MEAS/EXT INS	602	
2/23/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Structure: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

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

COMMENTS

Empty comments box

RESIDENTIAL GRID

Table with residential grid details: 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, RMs: 11, BRs: 4, Baths: 3, HB 2

GENERAL INFORMATION

Table with general info: Grade: B+ - GOOD (+), Year Blt: 1988, 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:

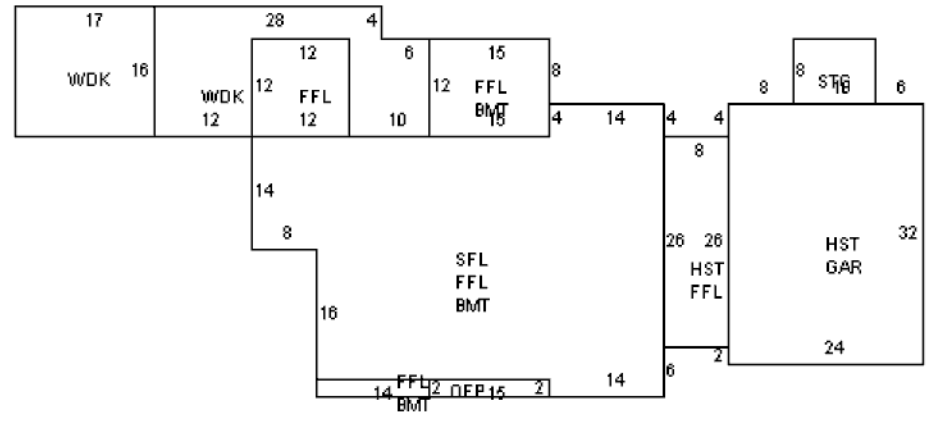
REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 11, 4, 1

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: 3 - OTHER, 50%, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, 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

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 12.%, Functional: %, Economic: %, Special: %, Override: , Total: 12.4%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 94.00, Size Adj.: 0.91116899, Const Adj.: 1.01999998, Adj \$ / SQ: 87.363, Other Features: 66407, Grade Factor: 1.60, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 785272, Depreciation: 97374, Depreciated Total: 687899

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val 1114429.745, Juris. Factor, Val/Su Fin: 145.16, Special Features: 0, Val/Su Net: 99.08, Final Total: 687900, Val/Su SzAd: 184.78

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 6,943, Total: 424,388, Size Ad: 3722.8000, Gross Area: 7728, FinArea: 4739

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT 100 RRM 60 A 0, SFL 80

SPEC FEATURES/YARD ITEMS

Table with 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

IMAGE

AssessPro Patriot Properties, Inc

