



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 138 | | TRAPELO RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | CANDEE DANIEL |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 138 TRAPELO RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2801 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------|
| Owner 1: | CANDEE MORTON - |
| Owner 2: | - |
| Street 1: | 138 TRAPELO RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2801 |

NARRATIVE DESCRIPTION

This Parcel contains 1.47 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1955, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Descrp | % | Item | Code | Descrp |
|------------|------|-------------|-----|---------|------|--------|
| 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 | | 64033 | | SQUARE FE | PRIME SITE | | 0 | 7. | 1.175 | R3 | | | | | | | | | 526,469 | | | | | | 526,500 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|---------|
| 101 | 272,900 | 1,700 | 1.470 | 526,500 | 801,100 | |
| Total Card | | 272,900 | 1,700 | 1.470 | 526,500 | 801,100 |
| Total Parcel | | 272,900 | 1,700 | 1.470 | 526,500 | 801,100 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 328.83 | /Parcel: 328.83 | |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | |
| | |
| 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 | 254,300 | 1700 | 1.47 | 509,900 | 765,900 | 765,900 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 254,300 | 1700 | 1.47 | 509,900 | 765,900 | 765,900 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 254,300 | 1100 | 1.47 | 481,300 | 736,700 | 736,700 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 251,600 | 1100 | 1.47 | 467,100 | 719,800 | 719,800 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 241,000 | 1100 | 1.47 | 432,500 | 674,600 | 674,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 238,300 | 1100 | 1.47 | 387,300 | 626,700 | 626,700 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 233,000 | 1100 | 1.47 | 376,000 | 610,100 | 610,100 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 248,900 | 1100 | 1.47 | 403,800 | 653,800 | 653,800 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|
| CANDEE MORTON, | 47340-401 | | 4/3/2006 | FAMILY | 344000 | No | No | |
| HECKSCHER CHARL | 22403-82 | | 9/17/1992 | | 344000 | No | No | |

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

| Date | Number | Descrp | Amount | C/O | Last Visit | Fed Code | F. Descrp | Comment |
|-----------|---------|--------|--------|-----|------------|----------|-----------|---------|
| 12/5/1996 | 1095-96 | MANUAL | | C | 6/5/1997 | | | RE-ROOF |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|------------|
| 4/19/2017 | MEAS+INSPCTD | 4 | JG |
| 8/16/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 9/30/1998 | MEAS+INSPCTD | 602 | |
| 6/5/1997 | MEAS/EXT INS | 602 | |
| 3/1/1996 | ENTRY DENIED | 606 | |
| 6/9/1994 | FIELDREV CHG | 600 | |
| 5/9/1991 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|
| Total AC/HA: | 1.47000 | Total SF/SM: | 64033.20 | Parcel LUC: | 101 ONE FAM | Prime NB Desc: | RES CAT 3 | Total: | 526,469 | Spl Credit: | | Total: | 526,500 |
|--------------|---------|--------------|----------|-------------|-------------|----------------|-----------|--------|---------|-------------|--|--------|---------|

