



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	NORDSTROM MARK
Owner 2:	NORDSTROM CAROLINE
Owner 3:	
Street 1:	146 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	RAY - JULIAN J
Owner 2:	RAY - AMY W
Street 1:	4 DOLAN DR
Twn/City:	MIDDLETON
St/Prov:	MA Cntry
Postal:	01949

**NARRATIVE DESCRIPTION**

This Parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1938, Having Primarily CLAPBOARD Exterior and WOODSHINGL Roof Cover, with 1 Units, 2 Baths, 1 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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									960						1,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	423,700		1.997	665,000	1,088,700		0			
							GIS Ref			
							GIS Ref			
Total Card					423,700	1.997	665,000	1,088,700	Entered Lot Size	
Total Parcel					484,300	1.997	665,000	1,149,300	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		366.84	/Parcel:	359.97	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	431,000	0	1.997	647,400	1,078,400	1,078,400	Create Final value 2019	6/4/2019
2018	101	FV	431,000	0	1.997	647,400	1,078,400	1,078,400	Year End Roll	9/28/2017
2017	101	FV	419,100	0	1.997	641,000	1,060,100	1,060,100	Year End Roll	9/29/2016
2016	101	FV	404,100	0	1.997	622,600	1,026,700	1,026,700	Year End Roll	1/14/2016
2015	101	FV	453,100	0	1.997	576,200	1,029,300	1,029,300	Year End	10/2/2014
2014	101	FV	469,800	0	1.997	537,000	1,006,800	1,006,800	Year End Roll	1/23/2014
2013	101	FV	461,400	0	2.117	521,700	983,100	983,100	Year End Roll	10/25/2012
2012	101	FV	469,800	0	2.12	486,900	956,700	956,700	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
RAY, JULIAN J	1448-12		1/16/2014		1000000	No	No			
CARL CHARLES W	1308-45		9/13/2005	PARTIAL INTR	1300000	No	No			
MCNALLY BARBARA	1115-106		8/24/1993	PARTIAL INTR	585000	No	No			INCLUDES 68-6 (201)

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/28/2017	6830	RENO-ADD	40,000	C				Construct 2 porch
10/21/2016	6599	WINDOWS	31,000	C				Replace 17 windows
9/30/2014	5928	ROOF	18,125	C				
4/11/2007	3645	RENOVATI	85,000	C	6/15/2007			remodel kitchen;co
7/25/2000	2026	MANUAL		C	6/15/2001			patio door
7/29/1997	1241	ROOF		C	3/7/1998			3/7/98 100%
11/18/1993	395	GARAGE	40,000	C	12/29/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/4/2019	PERMIT VISIT	622	K Cuoco
12/1/2014	MEAS+INSPCTD	618	G BOURGAULT
9/3/2013	MEAS/EXT INS	25	D ERSKINE
6/15/2007	MEAS/EXT INS	100	
6/15/2001	MEAS+INSPCTD	613	
10/3/1998	MEAS+INSPCTD	602	
3/7/1998	MEAS+INSPCTD	602	
2/28/1996	MEAS+INSPCTD	606	
8/30/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2A	- 2A
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	6	- WOODSHINGL
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B+	- GOOD (+)	
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:	3	- HARDWOOD	
Sec Floors:	4	- CARPET	20%
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:	NO
% 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	

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	GD	- Good	26.%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			26.%

**CALC SUMMARY**

Basic \$ / SQ:	94.00
Size Adj.:	0.95217335
Const Adj.:	1.02616000
Adj \$ / SQ:	91.846
Other Features:	65789
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	572595
Depreciation:	148875
Depreciated Total:	423720

**COMMENTS**

FORMERLY 150 TRAPELO ROAD SET BACK .

**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				
Totals	RM: 10	BR: 4	Bath: 2	HB: 1

**REMODELING**

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

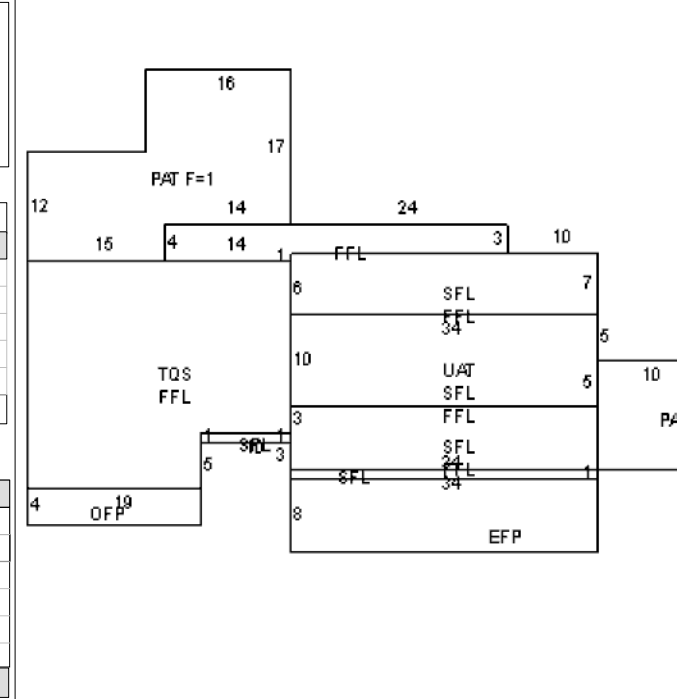
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	
Juris. Factor:	Val/Su Fin:	142.76	
Special Features:	0	Val/Su Net:	108.00
Final Total:	423700	Val/Su SzAd:	142.77

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,609	91.850	147,780	
SFL	2ND FLOOR	860	91.850	78,987	
PAT	PATIO	556	7.000	3,892	
TQS	3/4 STORY	499	91.850	45,808	
EFP	ENCL PORCH	272	36.000	9,792	
OFF	OPEN PORCH	76	15.000	1,140	
UAT	UNF ATTIC	51	91.850	4,684	
Net Sketched Area:		3,923	Total:	292,083	
Size Ad	2967.75	Gross Area	4378	FinArea	2968

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

*AssessPro* Patriot Properties, Inc

