



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LECLAIRE JOHN R
Owner 2:	HODGES RUTH A
Owner 3:	
Street 1:	150 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2808 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 3.9 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1993, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 14 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		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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		1.823		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									54,690						54,700	
101	ONE FAM		0.24		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,440						1,400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	809,100		3.900	720,100	1,529,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 334.84						/Parcel: 334.84	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	825,300	0	3.9	702,500	1,527,800	1,527,800	Create Final value 2019	6/4/2019
2018	101	FV	825,300	0	3.9	702,500	1,527,800	1,527,800	Year End Roll	9/28/2017
2017	101	FV	775,300	0	3.9	696,100	1,471,400	1,471,400	Year End Roll	9/29/2016
2016	101	FV	759,800	0	3.9	677,700	1,437,500	1,437,500	Year End Roll	1/14/2016
2015	101	FV	740,100	0	3.9	631,300	1,371,400	1,371,400	Year End	10/2/2014
2014	101	FV	687,700	0	3.9	592,100	1,279,800	1,279,800	Year End Roll	1/23/2014
2013	101	FV	674,500	0	3.84	574,300	1,248,800	1,248,800	Year End Roll	10/25/2012
2012	101	FV	674,500	0	3.84	594,300	1,268,800	1,268,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NEUMANN SYLVIA	1109-189		4/28/1993	CHANGE IN US	300000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/3/2010	4621	MANUAL	1,377	C				install 2" polyiso
5/3/2006	3407	TEMPORAR		C				
6/5/2002	2506	MANUAL	20,000	C	6/21/2003			construct stairs &
4/27/1993	224	NEW HOME	375,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS/EXT INS	622	K Cuoco
10/5/2009	MEAS/EXT INS	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	
9/30/1998	MEAS+INSPCTD	602	
2/28/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	
12/17/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

