



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOVEYDA AMIR H
Owner 2:	GREY SUZANNE
Owner 3:	
Street 1:	152 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2808 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.7 ACRES of land mainly classified as ONE FAM with a(n) GARAGE Building Built about 1940, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 1 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		0		NO UNITS	NOLAND		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	67,900		0.000		67,900
Total Card		67,900	0.000		67,900
Total Parcel		837,200	10,300	3.700	709,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 75.65		/Parcel: 423.58	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2009	MEAS/EXT INS	25	D ERSKINE
3/1/1996	ENTRY DENIED	606	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total:		Spl Credit		Total:	
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EXTERIOR INFORMATION

Type:	30 - GARAGE	
Sty Ht:	1H - 1H	
(Liv) Units:	1	Total: 2
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	21 - CONC BLOCK	
Sec Wall:		%
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C - AVERAGE	
Year Blt:	1940	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	4 - CARPET	
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	P	
Heat Fuel:	1 - OIL	
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:	1	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	25.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25.8%

CALC SUMMARY

Basic \$ / SQ:	46.00
Size Adj.:	1.53125000
Const Adj.:	1.00000000
Adj \$ / SQ:	70.438
Other Features:	28314
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	91539
Depreciation:	23617
Depreciated Total:	67922

COMMENTS

INC/EXCH OF LAND W/HOOVER BK
870,PG138,CRF 148088 COMMON DRIVE .

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:	5	BR:	1	Baths:	1	HB				

REMODELING

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

RES BREAKDOWN

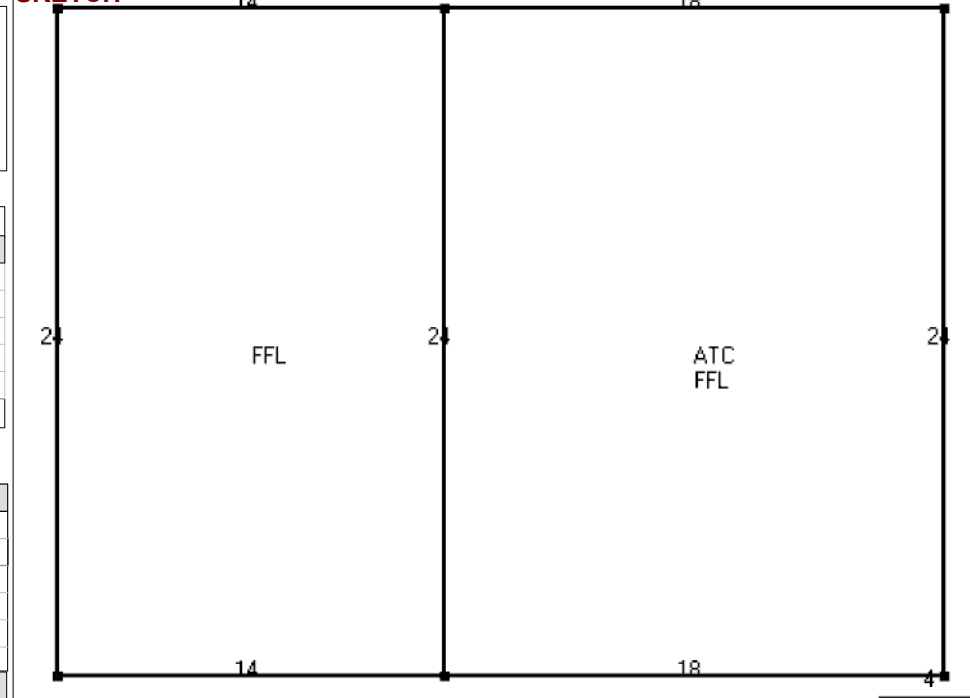
No Unit	RMS	BRS	FL
1	5	1	1
Totals			
1	5	1	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val
Juris. Factor:	Val/Su Fin:	75.61
Special Features:	0	Val/Su Net: 75.61
Final Total:	67900	Val/Su SzAd 88.41

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	768	70.440	54,096	
ATC	ATTIC	130	70.440	9,129	
Net Sketched Area:		898	Total:	63,225	
Size Ad	768	Gross Area	1200	FinArea	898

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	Total Special Features:	Total:
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