



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	AARSET TIMOTHY C
Owner 2:	HARMON SUZANNE
Owner 3:	
Street 1:	172 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2904 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	228,500	9,300	0.920	476,200	714,000	2892
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 371.88						/Parcel: 371.88

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	11/13/07

PREVIOUS OWNER

Owner 1:	GROWNEY ANDREA ELIZABETH TR -
Owner 2:	GROWNEY WALLACE JAMES TR -
Street 1:	172 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2904

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	205,100	9300	.92	461,200	675,600	675,600	Create Final value 2019	6/4/2019
2018	101	FV	205,100	9300	.92	461,200	675,600	675,600	Year End Roll	9/28/2017
2017	101	FV	209,500	9300	.92	435,300	654,100	654,100	Year End Roll	9/29/2016
2016	101	FV	209,500	9300	.92	422,400	641,200	641,200	Year End Roll	1/14/2016
2015	101	FV	200,800	9300	.92	391,100	601,200	601,200	Year End	10/2/2014
2014	101	FV	198,700	9300	.92	350,300	558,300	558,300	Year End Roll	1/23/2014
2013	101	FV	194,400	9300	.92	340,100	543,800	543,800	Year End Roll	10/25/2012
2012	101	FV	194,400	9300	.92	374,100	577,800	577,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GROWNEY ANDREA	53070-135		6/25/2009		650000	No	No			
GROWNEY WALLACE	29644-533		10/15/1998	CONVENIENC	10	No	No			
BLOOM LAURENCE	28652-271		5/29/1998	CHD>SALE	472000	No	No			
MARGARET TOUBOR	17951-516		3/19/1987		295000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1935, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
1/6/1999	1608	RENO-GAR	4,000	C	6/5/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2017	INFO AT DOOR	4	JG
11/13/2007	MEAS+INSPCTD	100	
8/16/2007	MEAS+INSPCTD	616	D MANZELLO
6/5/1999	MEAS+EXT INS	602	
9/30/1998	MEAS+INSPCTD	602	
5/9/1996	MEAS+INSPCTD	606	
3/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	7.	1.697	R3									476,157						476,200	

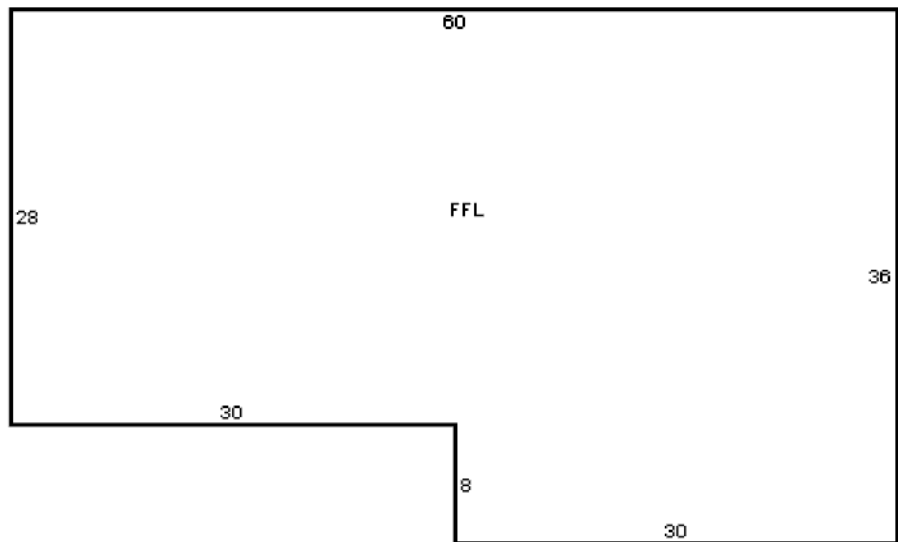
Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	476,158	Spl Credit		Total:	476,200
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EXTERIOR INFORMATION

Type:	19 - RANCH	
Sty Ht:	1 - 1	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	1 - WOOD SHING	
Sec Wall:		%
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS**SKETCH****GENERAL INFORMATION**

Grade:	B- - GOOD (-)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

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

CONDO INFORMATION

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

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		RMs: 8		BRs: 3		Baths: 2		HB				

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	2 - SOFTWOOD	
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		

DEPRECIATION

Phys Cond:	VG - Very Good	17. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		17 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1974

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	B		
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

CALC SUMMARY

Basic \$ / SQ:	85.00
Size Adj.:	1.06250000
Const Adj.:	1.01999998
Adj \$ / SQ:	92.119
Other Features:	41672
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	275360
Depreciation:	46811
Depreciated Total:	228549

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	719510.8829
Juris. Factor:		Val/Su Fin:		119.01	
Special Features:	0	Val/Su Net:		119.01	
Final Total:	228500	Val/Su SzAd:		119.01	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,920	92.120	176,868	
Net Sketched Area:		1,920	Total:	176,868	
Size Ad	1920	Gross Area	1920	FinArea	1920

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
3	GARAGE	D	Y	1	18x22	A	GD	1974	36.00	T	35	101			9,300			9,300

PARCEL ID 149 12 0

More: N	Total Yard Items:	9,300	Total Special Features:		Total:	9,300
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IMAGE*AssessPro* Patriot Properties, Inc