



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KAUFMAN MARCIA W
Owner 2:	MRS JOSEPHSON
Owner 3:	
Street 1:	130 CLAPBOARD RIDGE RD
Street 2:	
Twn/City:	GREENWICH
St/Prov:	CT Cntry Own Occ: N
Postal:	06830 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.861 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1961, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		81070.2		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									672,883						672,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	209,900	7,700	1.861	672,900	890,500	
Total Card		209,900	7,700	1.861	672,900	890,500
Total Parcel		209,900	7,700	1.861	672,900	890,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 494.72		/Parcel: 494.72		

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	190,700	7700	1.861	655,000	853,400	853,400	Create Final value 2019	6/4/2019
2018	101	FV	190,700	7700	1.861	655,000	853,400	853,400	Year End Roll	9/28/2017
2017	101	FV	188,800	8500	1.861	642,600	839,900	839,900	Year End Roll	9/29/2016
2016	101	FV	186,800	8500	1.861	624,100	819,400	819,400	Year End Roll	1/14/2016
2015	101	FV	183,000	8500	1.861	577,500	769,000	769,000	Year End	10/2/2014
2014	101	FV	175,300	8500	1.861	538,200	722,000	722,000	Year End Roll	1/23/2014
2013	101	FV	171,500	8500	1.791	516,100	696,100	696,100	Year End Roll	10/25/2012
2012	101	FV	176,500	8500	1.791	412,300	597,300	597,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WARREN W. WHEEL	12208-692		5/22/1972		85000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
9/23/1998	MEAS+INSPCTD	602	
2/23/1996	MEAS+INSPCTD	606	

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

USER DEFINED

Prior Id # 1:	7140
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	20:12:08

LAST REV

Date	Time
06/14/17	12:22:34
apro	
1925	

