



**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 115 |        | TRAPELO RD, LINCOLN   |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | BYRNE BRIAN A       |
| Owner 2:  | BYRNE JULIE         |
| Owner 3:  |                     |
| Street 1: | PO BOX 602          |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

**PREVIOUS OWNER**

|           |                          |
|-----------|--------------------------|
| Owner 1:  | SISSON BARBARA B TR -    |
| Owner 2:  | SISSON REALTY TRUST II - |
| Street 1: | 115 TRAPELO RD           |
| Twn/City: | LINCOLN                  |
| St/Prov:  | MA Cntry                 |
| Postal:   | 01773-2802               |

**NARRATIVE DESCRIPTION**

This Parcel contains 2.377 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1952, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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     |          | 0.54        |                    | ACRES     | UNDEV      | 0.2       | 0          | 30,000.    | 0.200 | R4    |            |           |        |   |        |   |        |   | 3,240           |           |   |           |        |      | 3,200     | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101                                   | 257,200        | 6,300      | 2.377     | 667,200    | 930,700     |                   | 0         |
|                                       |                |            |           |            |             |                   | GIS Ref   |
|                                       |                |            |           |            |             |                   | GIS Ref   |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 311.06 |                |            |           |            |             | /Parcel: 311.06   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019   | 101 | FV  | 234,700    | 6300      | 2.377     | 649,600    | 890,600     | 890,600       | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 234,700    | 6300      | 2.377     | 649,600    | 890,600     | 890,600       | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 294,400    | 4200      | 2.377     | 643,200    | 941,800     | 941,800       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 291,900    | 4200      | 2.377     | 624,800    | 920,900     | 920,900       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 284,200    | 4200      | 2.377     | 578,400    | 866,800     | 866,800       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 260,900    | 4200      | 2.377     | 539,200    | 804,300     | 804,300       | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 255,800    | 4200      | 2.377     | 523,200    | 783,200     | 783,200       | Year End Roll           | 10/25/2012 |
| 2012   | 101 | FV  | 237,900    | 4200      | 2.38      | 459,700    | 701,800     | 701,800       | Year End                | 1/26/2012  |

**SALES INFORMATION**

| Grantor        | Legal Ref | Type | Date       | Sale Code  | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------|
| SISSON BARBARA | 50443-260 |      | 12/7/2007  |            | 925000     | No | No  |       |                 |       |
| SISSON BARBARA | 28227-525 |      | 2/26/1998  | CONVENIENC |            | 1  | No  | No    |                 |       |
| JOHN H, SISSON | 20840-411 |      | 10/29/1990 | FAMILY     |            | 0  | No  | No    |                 |       |

**BUILDING PERMITS**

| Date     | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment           |
|----------|--------|----------|--------|-----|------------|----------|----------|-------------------|
| 9/8/2011 | 4852   | RENOVATI | 63,000 | C   |            |          |          | inter reno to kit |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name       |
|-----------|--------------|-----|------------|
| 4/27/2017 | MEAS/EXT INS | 4   | JG         |
| 8/16/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 9/26/1998 | MEAS+INSPCTD | 602 |            |
| 2/23/1996 | MEAS+INSPCTD | 606 |            |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**EXTERIOR INFORMATION**

|               |                |
|---------------|----------------|
| Type:         | 19 - RANCH     |
| Sty Ht:       | 1 - 1          |
| (Liv) Units:  | 1 Total: 1     |
| Foundation:   | 1 - CONCRETE   |
| Frame:        | 1 - WOOD       |
| Prime Wall:   | 2 - CLAPBOARD  |
| Sec Wall:     |                |
| Roof Struct:  | 7 - SHED       |
| Roof Cover:   | 4 - TAR+GRAVEL |
| Color:        |                |
| View / Desir: |                |

**GENERAL INFORMATION**

|               |               |
|---------------|---------------|
| Grade:        | C+ - AVG. (+) |
| Year Blt:     | 1952          |
| Alt LUC:      |               |
| Jurisdict:    |               |
| Const Mod:    |               |
| Lump Sum Adj: |               |

**INTERIOR INFORMATION**

|               |              |
|---------------|--------------|
| Avg Ht/FL:    | STD          |
| Prim Int Wal: | 2 - PLASTER  |
| Sec Int Wall: |              |
| Partition:    | T - TYPICAL  |
| Prim Floors:  | 3 - HARDWOOD |
| Sec Floors:   |              |
| Bsmnt Flr:    |              |

|             |                |
|-------------|----------------|
| 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            |
| Solar HW:   | Yes            |
| % Com Wal:  | 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 |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 6    | CARPOR      | D | Y   | 1   | 19x25    | A    | GD  | 1952 | 22.00      | T   | 40  | 101 |      |       | 6,300      |      |       | 6,300        |

|       |   |                   |       |                         |  |
|-------|---|-------------------|-------|-------------------------|--|
| More: | N | Total Yard Items: | 6,300 | Total Special Features: |  |
|-------|---|-------------------|-------|-------------------------|--|

**BATH FEATURES**

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

**OTHER FEATURES**

|         |   |         |         |
|---------|---|---------|---------|
| Kits:   | 1 | Rating: | GOOD    |
| A Kits: |   | Rating: |         |
| Frpl:   | 2 | Rating: | AVERAGE |
| WSFlue: |   | Rating: |         |

**CONDO INFORMATION**

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

**DEPRECIATION**

|             |              |       |
|-------------|--------------|-------|
| Phys Cond:  | AV - Average | 31%   |
| Functional: |              |       |
| Economic:   |              |       |
| Special:    |              |       |
| Override:   |              |       |
| Total:      |              | 31.4% |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 85.00      |
| Size Adj.:         | 0.95053476 |
| Const Adj.:        | 0.99959999 |
| Adj \$ / SQ:       | 80.763     |
| Other Features:    | 77797      |
| Grade Factor:      | 1.12       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 374882     |
| Depreciation:      | 117713     |
| Depreciated Total: | 257169     |

**COMMENTS**

SITS ON PIERS 4' CRAWL SPACE UNDER FOR UTILITY ACCESS .

**RESIDENTIAL GRID**

| Level        | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O | # Units |
|--------------|----|----|----|---|---|----|----|----|----|----|---|---|---------|
| 1st Res Grid |    |    |    |   |   |    |    |    |    |    |   |   | 1       |
| Other        |    |    |    |   |   |    |    |    |    |    |   |   |         |
| Upper        |    |    |    |   |   |    |    |    |    |    |   |   |         |
| Lvl 2        |    |    |    |   |   |    |    |    |    |    |   |   |         |
| Lvl 1        |    |    |    |   |   |    |    |    |    |    |   |   |         |
| Lower        |    |    |    |   |   |    |    |    |    |    |   |   |         |
| Totals       |    |    |    |   |   |    |    |    |    |    |   |   |         |

**REMODELING**

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

**RES BREAKDOWN**

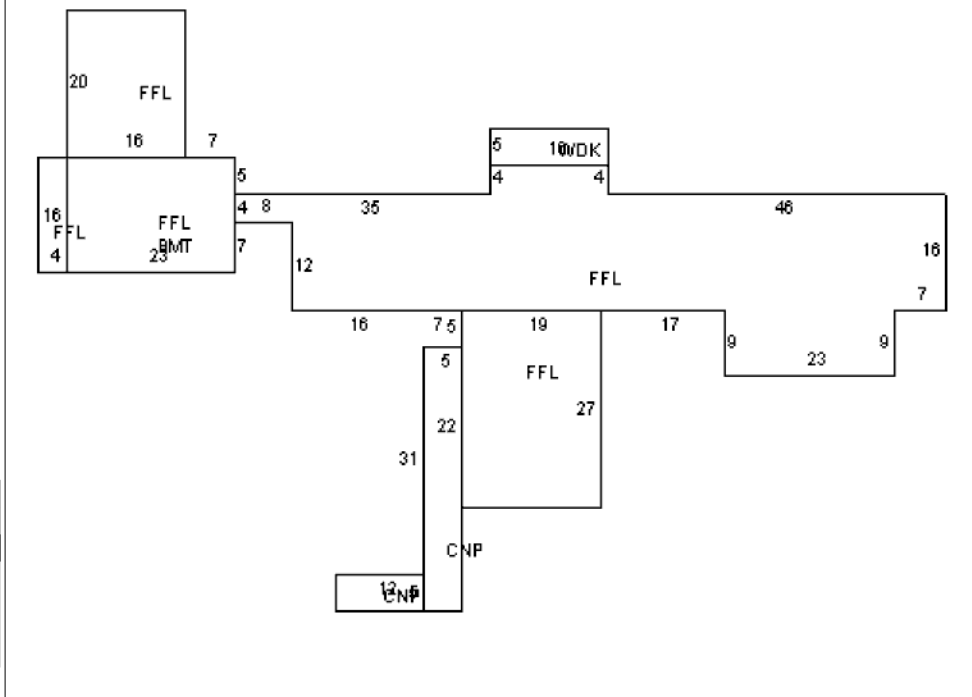
| No Unit | RMS | BRS | FL |
|---------|-----|-----|----|
| 1       | 9   | 4   |    |
| Totals  |     |     |    |
| 1       | 9   | 4   |    |

**COMPARABLE SALES**

| Rate | Parcel ID | Typ | Date | Sale Price |
|------|-----------|-----|------|------------|
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |
|      |           |     |      |            |

|                   |        |              |       |          |             |
|-------------------|--------|--------------|-------|----------|-------------|
| WtAv\$/SQ:        |        | AvRate:      |       | Ind.Val: | 769327.9207 |
| Juris. Factor:    |        | Val/Su Fin:  | 85.96 |          |             |
| Special Features: | 0      | Val/Su Net:  | 69.89 |          |             |
| Final Total:      | 257200 | Val/Su SzAd: | 85.96 |          |             |

**SKETCH**



**SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL                | 1ST FLOOR   | 2,992      | 80.760    | 241,643      |      |
| BMT                | BASEMENT    | 368        | 20.190    | 7,430        |      |
| CNP                | CANOPY      | 240        | 22.000    | 5,280        |      |
| WDK                | WOOD DECK   | 80         | 32.060    | 2,565        |      |
| Net Sketched Area: |             | 3,680      | Total:    | 256,918      |      |
| Size Ad            | 2992        | Gross Area | 3680      | FinArea      | 2992 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |

**IMAGE**

*AssessPro* Patriot Properties, Inc



**PARCEL ID**

|          |
|----------|
| 150 25 0 |
|----------|

|        |       |
|--------|-------|
| Total: | 6,300 |
|--------|-------|