

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WALKER KATHERINE D	
Owner 2:		
Owner 3:		
Street 1:	12 TRAPELO RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-2004	Type:

PREVIOUS OWNER

Owner 1:	WALKER - THOMAS H	
Owner 2:	WALKER - KATHERINE D	
Street 1:	12 TRAPELO RD	
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-2004	

NARRATIVE DESCRIPTION

This parcel contains 1.13 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1850, having primarily CLAPBOARD Exterior and 3798 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		49222		SQUARE FE	PRIME SITE		0	11.98	1.44	R4									847,782						847,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.130	980,000	10,300	847,800	1,838,100
Total Card 1.130 980,000 10,300 847,800 1,838,100					
Total Parcel 1.130 980,000 10,300 847,800 1,838,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		483.99	/Parcel: 483.99

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	922,100	9600	1.13	823,000	1,754,700		Year End Roll	12/2/2024
2024	101	FV	879,000	9600	1.13	806,700	1,695,300		Year end	11/9/2023
2023	101	FV	734,200	9600	1.13	654,600	1,398,400	1,398,400	Year end	11/3/2022
2022	101	FV	632,100	12600	1.13	605,800	1,250,500	1,250,500	Year End Roll	10/19/2021
2021	101	FV	679,500	12600	1.13	566,100	1,258,200	1,258,200	Year End Roll	10/15/2020
2020	101	FV	691,100	12600	1.13	587,400	1,291,100	1,291,100	Year End Roll	9/26/2019
2019	101	FV	693,000	12600	1.13	571,800	1,277,400	1,277,400	Create Final va	6/4/2019
2018	101	FV	693,000	12600	1.13	571,800	1,277,400	1,277,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WALKER, THOMAS H	78222-64		7/12/2021	CONVENIENC	99	No	No		
CASWELL, FREDER	24825-433		8/31/1994		590,000	No	No		
MARY M. COLEMAN	19238-500		8/2/1988		550,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/10/2025	R-25-0048	SOLAR PA	69,723	C				Rooftop solar - se
3/28/2023	R-23-0066	ROOF	22,800	C				Strip & replace ex
11/17/2005	3320	ROOF	10,000	C				repairs gutters, r
4/10/1998	1381	DEMOLITI		C	6/9/1998			SECTION OF HOUSE 6
4/3/1998	1376	ADDITION	200,000	C	4/3/1999			ALSO GARAGE 6/25 9
12/4/1995	872-95	ROOF	5,700	C	6/1/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS+INSPCTD	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
4/3/1999	MEAS+INSPCTD	602	
6/25/1998	MEAS+INSPCTD	600	
6/9/1998	MEAS/EXT INS	602	
6/1/1996	MEAS+INSPCTD	606	
3/1/1996	ENTRY DENIED	606	
8/24/1995	MEAS+INSPCTD	600	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	53 19 0
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:	
CivilDistrict:	
Ratio:	

