

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SMITH COLIN LM
Owner 2:	SMITH DIANA DENNISON
Owner 3:	
Street 1:	8 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2004 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains .86 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1880, having primarily WOOD SHING Exterior and 2407 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 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		37461.6		SQUARE FE	PRIME SITE		0	11.98	1.79	R4									805,515						805,500	

Total AC/HA:	0.86000	Total SF/SM:	37462	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	805,515	SpI Credit	Total:	805,500
--------------	---------	--------------	-------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.860	739,600	31,800	805,500	1,576,900
Total Card	0.860	739,600	31,800	805,500	1,576,900
Total Parcel	0.860	739,600	31,800	805,500	1,576,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		655.19	/Parcel: 655.19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	699,400	29700	.86	782,000	1,511,100		Year End Roll	12/2/2024
2024	101	FV	668,200	29700	.86	766,500	1,464,400		Year end	11/9/2023
2023	101	FV	570,300	29700	.86	622,000	1,222,000	1,222,000	Year end	11/3/2022
2022	101	FV	499,200	29700	.86	575,600	1,104,500	1,104,500	Year End Roll	10/19/2021
2021	101	FV	533,400	29700	.86	537,900	1,101,000	1,101,000	Year End Roll	10/15/2020
2020	101	FV	480,500	29700	.86	558,100	1,068,300	1,068,300	Year End Roll	9/26/2019
2019	101	FV	482,200	29700	.86	543,300	1,055,200	1,055,200	Create Final va	6/4/2019
2018	101	FV	482,200	29700	.86	543,300	1,055,200	1,055,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RICHARD B. PAIG	880-2		9/9/1976		110,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/3/2020	SH-20-0004	SHEET MT	25,000	C				Sheet metal work t
10/11/2019	R-19-0170	RENO-ADD	330,000	C				Kitchen renovation
2/14/2018	6973	SOLAR PA	12,500	C				Install solar pane
7/16/2009	4227	MANUAL	3,100	C				replace 3 pannelle
10/22/2001	2375	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
9/4/2020	Cnfmdbldgdpt	624	W Coelho
7/30/2018	MEAS/EXT INS	622	K Cuoco
10/5/2009	MEAS+INSPCTD	25	D ERSKINE
2/11/2004	MEAS+INSPCTD	600	
2/9/2001	M&L EXTERIOR	613	
3/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 53 21 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:

PRINT

Date Time

09/26/25 16:30:35

LAST REV

Date Time

09/08/20 10:57:15

apro

1475

Parcel ID 144 7 0

!1475!

