

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KARL TR HERMAN A
Owner 2:	KARL TR SUZANNE C
Owner 3:	KARL REALTY TRUST
Street 1:	15 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KARL - HERMAN A
Owner 2:	KARL - SUZANNE C
Street 1:	15 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .821 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1915, having primarily CLAPBOARD Exterior and 2344 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

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		35767		SQUARE FE	PRIME SITE		0	11.98	1.87	R4									799,427						799,400	

Total AC/HA:	0.82110	Total SF/SM:	35767	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	799,427	SpI Credit	Total:	799,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.821	532,700	7,800	799,400	1,339,900
Total Card	0.821	532,700	7,800	799,400	1,339,900
Total Parcel	0.821	532,700	7,800	799,400	1,339,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		571.63	/Parcel: 571.63

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	552,100	7300	.821	776,100	1,335,500		Year End Roll	12/2/2024
2024	101	FV	529,100	7300	.821	760,700	1,297,100		Year end	11/9/2023
2023	101	FV	525,600	7300	.821	617,300	1,150,200	1,150,200	Year end	11/3/2022
2022	101	FV	474,900	7300	.821	571,200	1,053,400	1,053,400	Year End Roll	10/19/2021
2021	101	FV	459,300	7300	.821	533,800	1,000,400	1,000,400	Year End Roll	10/15/2020
2020	101	FV	455,600	7300	.821	553,900	1,016,800	1,016,800	Year End Roll	9/26/2019
2019	101	FV	445,900	7300	.821	539,200	992,400	992,400	Create Final va	6/4/2019
2018	101	FV	445,900	7300	.821	539,200	992,400	992,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KARL,HERMAN A	69548-163		7/3/2017	FAMILY		1	No	No	
GALTON HOPE A,	45291-375		5/31/2005		1,150,000	No	No		
BAKER IAN D,	43615-408		8/30/2004	CONVENIENC	100	No	No		
DONALDSON ELEAN	40284-487		8/2/2003		774,600	No	No		
CHARLOTTE DONAL	11498-555		4/19/1968	FAMILY	32,000	No	No		
DONALDSON EST M	93P3943E		12/31/1940	FAMILY		1	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2003	2679	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
1/10/2011	MEAS/EXT INS	25	D ERSKINE
11/19/2005	ENTRY DENIED	615	
3/23/2001	M&L COMPLETE	613	
2/27/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	65 10 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 17:08:34
 LAST REV
 Date Time
 02/17/25 13:58:27
 apro
 1798

Parcel ID 144 36 0

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