

144

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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,384,500 / 1,384,500
USE VALUE: 1,384,500 / 1,384,500
ASSESSed: 1,384,500 / 1,384,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 19, TRAPELO RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Town/City, St/Prov, Postal, Type. Includes owner names BRAY THOMAS P, MICU LINDA M and address PO BOX 514, LINCOLN, MA.

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Town/City, St/Prov, Postal. Includes owner name DONALDSON ELEANOR L and address 100 NEWBURY CT. #408, CONCORD, MA.

NARRATIVE DESCRIPTION

This parcel contains 1.119 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1939, having primarily CLAPBOARD Exterior and 3046 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Includes factors for water/sewer, electric, flood hazard, and street/gas.

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101 ONE FAM, 48731, SQUARE FE, PRIME SITE, 0, 11.98, 1.45 R4, 846,022, 846,000, 2 parcels

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card and Total Parcel rows.

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2018 to 2025.

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Shows sales history for DONALDSON ELEANOR and CHARLOTTE DONAL.

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Shows building permits from 2008 to 2019.

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Shows activity history including MEAS/EXT INS and PERMIT VISIT.

Sign: VERIFICATION OF VISIT NOT DATA



Table with columns: USER DEFINED, Prior Id # 1, Prior Id # 2, Prior Id # 3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio.

Total AC/HA: 1.11871 Total SF/SM: 48731 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 846,022 Spl Credit Total: 846,000

