

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DONALDSON NANCY B
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6323
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MACLEAN - DOUGLAS T
Owner 2:	MACLEAN - JOHN C
Street 1:	21 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2003

NARRATIVE DESCRIPTION

This parcel contains .87 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2016, having primarily CLAPBOARD Exterior and 2110 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		37897		SQUARE FE	PRIME SITE		0	11.98	1.78	R4									807,082						807,100	

Total AC/HA:	0.87000	Total SF/SM:	37897	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	807,082	SpI Credit	Total:	807,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.870	667,000		807,100	1,474,100
Total Card	0.870	667,000		807,100	1,474,100
Total Parcel	0.870	667,000		807,100	1,474,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	698.63	/Parcel:	698.63

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	631,100	0	.87	783,500	1,414,600		Year End Roll	12/2/2024
2024	101	FV	623,000	0	.87	768,000	1,391,000		Year end	11/9/2023
2023	101	FV	618,900	0	.87	623,200	1,242,100	1,242,100	Year end	11/3/2022
2022	101	FV	575,400	0	.87	576,700	1,152,100	1,152,100	Year End Roll	10/19/2021
2021	101	FV	541,900	0	.87	539,000	1,080,900	1,080,900	Year End Roll	10/15/2020
2020	101	FV	537,700	0	.87	559,200	1,096,900	1,096,900	Year End Roll	9/26/2019
2019	101	FV	490,200	0	.87	544,300	1,034,500	1,034,500	Create Final va	6/4/2019
2018	101	FV	490,200	0	.87	544,300	1,034,500	1,034,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACLEAN,DOUGLAS	66155-31		9/30/2015	CHD>SALE	710,000	No	No		
MACLEAN,CORINNE	66155-27		9/30/2015	FAMILY	100	No	No		
	9997-251		3/19/1962	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/5/2016	6642	SHEET MT	9,000	C	5/4/2017			Sheet metal work f
3/14/2016	6369	RENO-ADD	850,000	C	8/30/2017			Demolish garage; a

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	PERMIT VISIT	618	G BOURGAULT
6/7/2016	PERMIT VISIT	618	G BOURGAULT
8/16/2007	MEAS/EXT INS	616	D MANZELLO
12/16/2000	M&L COMPLETE	610	
2/27/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	65 12 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 17:08:48
 LAST REV
 Date Time
 02/04/19 10:48:17
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 1800

Parcel ID 144 34 0

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