

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MEYER EUGENE B
Owner 2:	
Owner 3:	
Street 1:	31 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2030 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 6.3 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1898, having primarily STUCCO Exterior and 6352 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 3 HalfBaths, 12 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	15.86	1.00	R7									1,268,800						1,268,800	
101	ONE FAM		4.463		ACRES	EXCESS ACRE		0	45,000.	1.00	R7									200,835						200,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6.300	1,941,800	64,400	1,469,600	3,475,800
Total Card 6.300 1,941,800 64,400 1,469,600 3,475,800					
Total Parcel 6.300 2,419,500 64,400 1,469,600 3,953,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 547.20		/Parcel: 504.71	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,110,800	60100	6.3	1,364,200	3,535,100		Year End Roll	12/2/2024
2024	101	FV	1,988,900	60100	6.3	1,317,900	3,366,900		Year end	11/9/2023
2023	101	FV	1,926,600	60100	6.3	1,273,900	3,260,600	3,260,600	Year end	11/3/2022
2022	101	FV	1,662,800	80800	6.3	1,209,100	2,952,700	2,952,700	Year End Roll	10/19/2021
2021	101	FV	1,651,500	80800	6.3	1,253,900	2,986,200	2,986,200	Year End Roll	10/15/2020
2020	101	FV	1,719,800	80800	6.3	1,253,900	3,054,500	3,054,500	Year End Roll	9/26/2019
2019	101	FV	1,734,500	80800	6.3	1,290,700	3,106,000	3,106,000	Create Final va	6/4/2019
2018	101	FV	1,734,500	80800	6.3	1,290,700	3,106,000	3,106,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRUCE DANIELS	13761-146		8/13/1979		245,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2022	R-22-0170	ROOF	82,875	C				Strip & replace ro
10/2/2020	R-20-0165	RENOVATI	10,000	C				Turn 2 small bedro
9/19/1994	572-94	ADDITION	400,000	C	3/1/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
7/8/2021	QUESTIONNAIR	624	W Coelho
4/12/2017	MEAS+INSPCTD	4	JG
7/11/2008	MEAS/EXT INS	25	D ERSKINE
2/9/2001	M&L EXTERIOR	613	
3/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	65 14 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	17:09:06

LAST REV

Date	Time
10/27/22	12:08:06

blakeley 1802

!1802!

