

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOZER REESE A
Owner 2:	MOZER REAGAN M
Owner 3:	
Street 1:	58 TRAPELO ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DIAMOND CAPITAL INC -
Owner 2:	-
Street 1:	170 COMMERCE WAY SUITE 200
Twn/City:	PORTSMOUTH
St/Prov:	NH Cntry
Postal:	03801

NARRATIVE DESCRIPTION

This parcel contains 5.29 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1974, having primarily VINYL Exterior and 4156 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 11 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	100	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	13.03	1.00	R5									1,042,400					1,042,400		
101	ONE FAM		3.273		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									114,555					114,600		
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									1,260					1,300	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.290	854,400	800	1,158,300	2,013,500
Total Card 5.290 854,400 800 1,158,300 2,013,500					
Total Parcel 5.290 854,400 800 1,158,300 2,013,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 484.42		/Parcel: 484.42	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	806,900	700	5.29	1,127,900	1,935,500		Year End Roll	12/2/2024
2024	101	FV	795,700	700	5.29	1,091,300	1,887,700		Year end	11/9/2023
2023	101	FV	592,600	700	5.29	939,300	1,532,600	1,532,600	Year end	11/3/2022
2022	101	FV	523,800	1400	5.29	867,300	1,392,500	1,392,500	Year End Roll	10/19/2021
2021	101	FV	514,900	1400	5.29	899,300	1,415,600	1,415,600	Year End Roll	10/15/2020
2020	101	FV	510,500	1400	5.29	899,300	1,411,200	1,411,200	Year End Roll	9/26/2019
2019	101	FV	480,200	1400	5.29	896,100	1,377,700	1,377,700	Create Final va	6/4/2019
2018	101	FV	480,200	1400	5.29	896,100	1,377,700	1,377,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DIAMOND CAPITAL	80301-338		6/21/2022		2,300,000	No	No		
MCMORROW,MAUREE	73049-115		8/2/2019	CONVENIENC	1,107,000	No	No		
LENA NEWELL	12599-217		3/11/1974		41,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2024	R-24-0023	WEATHERI	2,000	C				Weatherization & a
6/23/2022	R-22-0143	FENCE	28,550	O				Install backyard f
6/22/2022	MEC-22-0000	MECHANIC	60,000	O				Install 2 Unico he
3/24/2020	R-20-0052	KITCHEN	157,000	O	6/29/2022			Kitchen & 2 full b
4/18/2000	1931	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	66 2 1
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:	

!1822!

PRINT

Date	Time
09/26/25	17:12:04

LAST REV

Date	Time
03/11/24	13:06:38

blakeley
1822

