

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	REISER TR PAMELA B
Owner 2:	
Owner 3:	BARTTER REALTY TRUST
Street 1:	70 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2102 Type:

PREVIOUS OWNER

Owner 1:	REISER - PAMELA
Owner 2:	-
Street 1:	70 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2102

NARRATIVE DESCRIPTION

This parcel contains 4.65 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1910, having primarily CLAPBOARD Exterior and 4122 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 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	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		2.813		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									98,455						98,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.650	831,300	2,800	1,140,900	1,975,000
Total Card 4.650 831,300 2,800 1,140,900 1,975,000					
Total Parcel 4.650 1,005,800 2,800 1,140,900 2,149,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 479.14		/Parcel: 469.36	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	938,600	2700	4.65	1,110,500	2,051,800		Year End Roll	12/2/2024
2024	101	FV	902,400	2700	4.65	1,076,400	1,981,500		Year end	11/9/2023
2023	101	FV	896,000	2700	4.65	924,400	1,823,100	1,823,100	Year end	11/3/2022
2022	101	FV	781,300	2700	4.65	852,400	1,636,400	1,636,400	Year End Roll	10/19/2021
2021	101	FV	745,200	2700	4.65	884,400	1,632,300	1,632,300	Year End Roll	10/15/2020
2020	101	FV	732,400	2700	4.65	884,400	1,619,500	1,619,500	Year End Roll	9/26/2019
2019	101	FV	717,600	2700	4.65	881,200	1,601,500	1,601,500	Create Final va	6/4/2019
2018	101	FV	717,600	2700	4.65	881,200	1,601,500	1,601,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REISER,PAMELA	63057-195		12/13/2013	FAMILY		1	No	No	
REISER TR,PAMEL	63057-192		12/13/2013	FAMILY		1	No	No	
REISER PAMELA,	32128-2		10/29/1999	CONVENIENC		1	No	No	
REISER, GEORGE	26050-435		2/14/1996	CONVENIENC		No	No	No	DIVORCE SETTLEMENT
MCQUAID RICHARD	15126-598		7/22/1983		407,800	No	No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
3/1/1996	ENTRY DENIED	606	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	66 3 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:	

