

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARONSON TR NEIL H
Owner 2:	
Owner 3:	9 STRATFORD WAY NOMINEE TRUST
Street 1:	76 TRAPELO ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ROBINSON - JOHN G
Owner 2:	FREDRIKSEN - RAGHILD
Street 1:	PO BOX 6344
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-6344

NARRATIVE DESCRIPTION

This parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1993, having primarily STUCCO Exterior and 4543 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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		0.033		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									231					200	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	874,200		1,042,600	1,916,800
Total Card 1.870 874,200 1,042,600 1,916,800					
Total Parcel 1.870 874,200 1,042,600 1,916,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 421.92		/Parcel: 421.92	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	945,300	0	1.87	1,012,200	1,957,500		Year End Roll	12/2/2024
2024	101	FV	934,300	0	1.87	992,200	1,926,500		Year end	11/9/2023
2023	101	FV	802,700	0	1.87	840,200	1,642,900	1,642,900	Year end	11/3/2022
2022	101	FV	635,300	0	1.87	768,200	1,403,500	1,403,500	Year End Roll	10/19/2021
2021	101	FV	564,100	0	1.87	800,200	1,364,300	1,364,300	Year End Roll	10/15/2020
2020	101	FV	625,600	0	1.87	800,200	1,425,800	1,425,800	Year End Roll	9/26/2019
2019	101	FV	606,800	0	1.87	797,000	1,403,800	1,403,800	Create Final va	6/4/2019
2018	101	FV	677,700	0	1.87	797,000	1,474,700	1,474,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBINSON,JOHN G	70190-159		11/3/2017		1,230,000	No	No		
CHASE IRVING EX	22263-398		8/3/1992		250,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/17/2025	R-24-0084	ROOF	32,908	C				
8/31/2022	R-22-0211	WINDOWS	4,708	C				Replace 2 windows.
12/14/2012	5275	SOLAR PA	53,000	C				install roof mount
6/21/2005	3210	APARTMEN	125,000	C				above garage
6/17/1993	268	NEW HOME	321,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
11/18/2024	ABATE-INSPEC	7	SB
1/10/2011	MEAS/EXT INS	25	D ERSKINE
4/22/2006	MEAS+INSPCTD	615	
3/1/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	
2/22/1995	MEAS/EXT INS	601	
12/16/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	66 4 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:	

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 Date Time  
 09/26/25 17:12:27

LAST REV  
 Date Time  
 05/19/25 13:08:53  
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 1825

PAT ACCT.

ASR Map:  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BldReason:  
 CivilDistrict:  
 Ratio:

