

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	POWER WENDY M
Owner 2:	HIRSCH STEVEN D
Owner 3:	
Street 1:	126 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2801 Type:

PREVIOUS OWNER

Owner 1:	BYRNE BRIAN A -
Owner 2:	BYRNE JULIE -
Street 1:	126 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2801

NARRATIVE DESCRIPTION

This Parcel contains .68 ACRES of land mainly classified as UNDEV

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
132	UNDEV		0.58		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									20,300						20,300	Access
132	UNDEV		0.1		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									700						700	Wetland

Total AC/HA:	0.68000	Total SF/SM:	29621	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 4	Total:	21,000	SpI Credit		Total:	21,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.680			21,000	21,000
Total Card		0.680		21,000	21,000
Total Parcel		0.680		21,000	21,000
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	.68	21,000	21,000		Year End Roll	12/2/2024
2024	132	FV		0	.68	18,000	18,000		Year end	11/9/2023
2023	132	FV		0	.68	18,000	18,000	18,000	Year end	11/3/2022
2022	132	FV		0	.68	18,000	18,000	18,000	Year End Roll	10/19/2021
2021	132	FV		0	.68	18,000	18,000	18,000	Year End Roll	10/15/2020
2020	132	FV		0	.68	18,000	18,000	18,000	Year End Roll	9/26/2019
2019	132	FV		0	.68	18,000	18,000	18,000	Create Final va	6/4/2019
2018	132	FV		0	.68	18,000	18,000	18,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BYRNE BRIAN A,	53587-388		9/25/2009	MULTI-PARCEL	1,150,000	No	No		
DENORMANDIE PHI	19098-553		6/6/1988		40,000	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total:	21,000	SpI Credit		Total:	21,000
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	67 3 13
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:	

!1845!

PRINT

Date	Time
09/26/25	17:15:30

LAST REV

Date	Time
08/02/10	11:33:03
apro	
1845	

