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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,507,800 / 1,507,800
USE VALUE: 1,507,800 / 1,507,800
ASSESSed: 1,507,800 / 1,507,800

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 112, TRAPELO RD, LINCOLN

OWNERSHIP

Table with 2 columns: Owner, Address. Owners: WELLS BRYCE, THORTON-WELLS TRICIA. Address: 112 TRAPELO RD

PREVIOUS OWNER

Table with 2 columns: Owner, Address. Owner: SCHNEIDER - CORINNE. Address: 112 TRAPELO RD

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1980, having primarily CLAPBOARD Exterior and 5204 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Table with 4 columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes items for water, sewer, electric, gas, and street.

LAND SECTION (First 7 lines only)

Table with 24 columns: 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.

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card and Total Parcel rows.

PREVIOUS ASSESSMENT

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2018 to 2025.

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Lists sales from 1991 to 2015.

BUILDING PERMITS

Table with 9 columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Lists building permits from 2016 to 2018.

Table with 2 columns: Legal Description, User Acct. Includes Entered Lot Size and Total Land.

Parcel ID

Table with 10 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2018 to 2025.

PAT ACCT.

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Lists sales from 1991 to 2015.

ACTIVITY INFORMATION

Table with 4 columns: Date, Result, By, Name. Lists inspection and denial activities from 1996 to 2019.

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with 2 columns: Prior Id #, Value. Lists user-defined values for various categories.

Total AC/HA: 1.83655 Total SF/SM: 80000 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 958,400 Spl Credit Total: 958,400

