Map	Lot	Sublot	Building	Unit	CARD
150	10	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	2,165,300	/	2,165,300
USE VALUE:	2,165,300	/	2,165,300
ASSESSED:	2,165,300	/	2,165,300

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	CREATH PETER J		
Owner 2:	CREATH BETHANY M		
Owner 3:			
Street 1:	116 TRAPELO RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-2801	Type:	

PREVIOUS OWNER

Owner 1:	STOVALL - JOHN A		
Owner 2:	STOVALL - SIA LISS		
Street 1:	116 TRAPELO RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-2801		

NARRATIVE DESCRIPTION

This parcel contains 2.55 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1980, having primarily CLAPBOARD Exterior and 4500 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 8 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.550	1,181,900		983,400	2,165,300
Total Card	2.550	1,181,900		983,400	2,165,300
Total Parcel	2.550	1,181,900		983,400	2,165,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 481.18 | /Parcel: 481.18

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/09/25

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150 10 0

!1853!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,147,000	0	2.55	955,400	2,102,400		Year End Roll	12/2/2024
2024	101	FV	1,104,500	0	2.55	933,400	2,037,900		Year end	11/9/2023
2023	101	FV	1,097,300	0	2.55	761,400	1,858,700	1,858,700	Year end	11/3/2022
2022	101	FV	990,500	0	2.55	706,200	1,696,700	1,696,700	Year End Roll	10/19/2021
2021	101	FV	978,500	0	2.55	661,400	1,639,900	1,639,900	Year End Roll	10/15/2020
2020	101	FV	1,017,000	0	2.55	685,400	1,702,400	1,702,400	Year End Roll	9/26/2019
2019	101	FV	990,600	0	2.55	667,800	1,658,400	1,658,400	Create Final va	6/4/2019
2018	101	FV	990,600	0	2.55	667,800	1,658,400	1,658,400	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:16:32

LAST REV

Date	Time
02/20/25	13:00:51
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1853

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STOVALL,JOHN A	67235-79		5/11/2016		1,775,000	No	No		
ENGLAND DANIEL	44413-172		1/3/2005		1,881,000	No	No		
GOODRICH, JOHN	25737-383		10/16/1995	CHD>SALE	675,000	No	No		
GOODRICH SUSAN	23385-198		7/2/1993	FAMILY		No	No		

USER DEFINED

Prior Id # 1:	67 3 9
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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/18/2021	SH-21-0009	MANUAL	13,000	C				Install a new air
4/2/1999	1670	ADDITION	155,000	C	6/4/2000			2nd story 6/4/00
12/24/1996	1112-96	RENO-ADD	200,000	C	7/16/1997			
5/20/1993	241	FINISH	5,000	C	8/30/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
1/5/2017	SALES INSP	618	G BOURGAULT
12/1/2010	MEAS/EXT INS	25	D ERSKINE
12/1/2005	MEAS/EXT INS	615	
6/4/2000	MEAS+INSPCTD	611	
6/5/1999	MEAS/EXT INS	602	
9/23/1998	MEAS+INSPCTD	602	
7/16/1997	MEAS+INSPCTD	600	
2/24/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.713		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									24,955						25,000	

Total AC/HA:	2.54955	Total SF/SM:	111058	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	983,355	Spl Credit		Total:	983,400

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	3	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

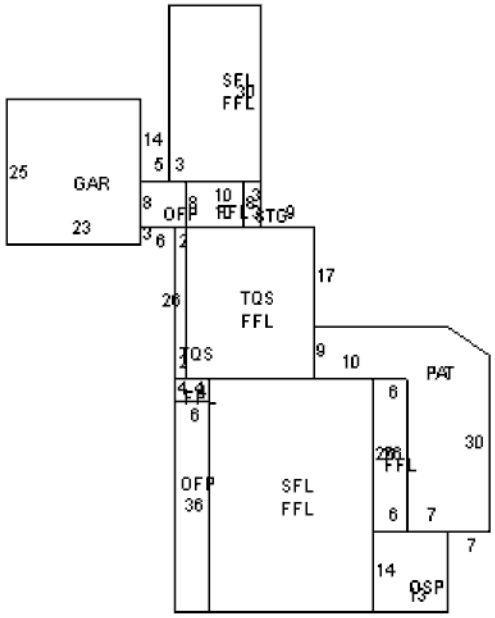
SETBACK.. Per MLS re: 2005 sale---new kitchen..

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 3				HB 2		

SKETCH



GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1980	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	1999
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	%		
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	VG - Very Good	10. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		10.5 %

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.88333333
Const Adj.:	1.01999998
Adj $ / SQ:	116.229
Other Features:	96575
Grade Factor:	2.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	1320516
Depreciation:	138654
Depreciated Total:	1181862

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1131600.000

Juris. Factor:		Before Depr:	232.46
Special Features:	0	Val/Su Net:	191.31
Final Total:	1181900	Val/Su SzAd	262.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,432	116.230	282,669
SFL	2ND FLOOR	1,600	116.230	185,966
PAT	PATIO	617	14.980	9,243
GAR	GARAGE	575	38.520	22,149
TQS	3/4 STORY	468	116.230	54,395
OFP	OPEN PORCH	280	16.050	4,494
OSP	SCRN PORCH	182	24.070	4,382
STG	STORAGE	24	16.050	385
Net Sketched Area:		6,178	Total:	563,683
Size Ad	4500	Gross Area	6334	FinArea 4500

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

PARCEL ID

150 10 0

IMAGE

AssessPro Patriot Properties, Inc

More: N	Total Yard Items:		Total Special Featues:		Total: