

APPRaised: 2,535,700 / 2,535,700
 USE VALUE: 2,535,700 / 2,535,700
 ASSESSED: 2,535,700 / 2,535,700



PROPERTY LOCATION

No	Alt No	Direction/Street/City
80		TRAPELO RD, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: KINGMAN KEVIN L		
Owner 2: WATTLEY ABIGAIL G		
Owner 3:		
Street 1: 80 TRAPELO RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.830	1,420,900	40,400	1,074,400	2,535,700
Total Card 2.830 1,420,900 40,400 1,074,400 2,535,700					
Total Parcel 2.830 1,420,900 40,400 1,074,400 2,535,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 337.42		/Parcel: 337.42	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
04/27/17

PREVIOUS OWNER

Owner 1: BUENDIA - ANTHONY M		
Owner 2: LIAZOS - ARIANE M		
Street 1: 80 TRAPELO RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,336,700	37800	2.83	1,044,000	2,418,500		Year End Roll	12/2/2024
2024	101	FV	1,639,700	37800	2.83	1,019,400	2,696,900		Year end	11/9/2023
2023	101	FV	1,369,600	37800	2.83	867,400	2,274,800	2,274,800	Year end	11/3/2022
2022	101	FV	1,139,800	48000	2.83	795,400	1,983,200	1,983,200	Year End Roll	10/19/2021
2021	101	FV	1,250,300	48000	2.83	827,400	2,125,700	2,125,700	Year End Roll	10/15/2020
2020	101	FV	1,332,200	48000	2.83	827,400	2,207,600	2,207,600	Year End Roll	9/26/2019
2019	101	FV	1,328,100	48000	2.83	824,200	2,200,300	2,200,300	Create Final va	6/4/2019
2018	101	FV	1,328,100	48000	2.83	824,200	2,200,300	2,200,300	Year End Roll	9/28/2017

Parcel ID 150 1 0

!1857!

USER DEFINED

Prior Id # 1:	67 7 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:	

NARRATIVE DESCRIPTION

This parcel contains 2.83 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1785, having primarily CLAPBOARD Exterior and 7515 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 2 HalfBaths, 14 Rooms, and 5 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUENDIA,ANTHONY	81428-439		4/14/2023		2,447,500	No	No		
GANZ SUSAN J,	54745-430		5/27/2010		1,985,000	No	No		
GANZ SUSAN J,	51940-45		12/1/2008	FAMILY		1	No	No	
CHASE REBECCA E	21996-259		5/1/1992		725,000	No	No		

PAT ACCT.

apro	1857
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/22/2024	R-24-228			C				
11/22/2024	R-24-0228	SOLAR PA	33,602	C				Install rooftop so
6/15/2005	3205	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS+INSPCTD	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
3/5/1996	ENTRY DENIED	606	
6/9/1994	FIELDREV CHG	600	
12/16/1993	INSPECTED	601	

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		0.893		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									31,255						31,300	
101	ONE FAM		0.1		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									700						700	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.82955 Total SF/SM: 123255 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 1,074,355 Spl Credit Total: 1,074,400

