



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARRON BETH ANGELA
Owner 2:	SEDLAK PETER JOSPEH
Owner 3:	
Street 1:	130 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	Hirshman - Cheryl I
Owner 2:	-
Street 1:	130 Trapelo Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-2801

NARRATIVE DESCRIPTION

This parcel contains 1.06 ACRES of land mainly classified as ONE FAM with a SPLIT ENTRY Building built about 1955, having primarily WOOD SHING Exterior and 2434 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 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

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		46173		SQUARE FE	PRIME SITE		0	11.98	1.51	R4									836,826						836,800	

Total AC/HA:	1.05999	Total SF/SM:	46173	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	836,826	SpI Credit	Total:	836,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.060	304,100	8,000	836,800	1,148,900
Total Card	1.060	304,100	8,000	836,800	1,148,900
Total Parcel	1.060	304,100	8,000	836,800	1,148,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		471.97	/Parcel: 471.97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	272,600	7500	1.06	812,400	1,092,500		Year End Roll	12/2/2024
2024	101	FV	268,400	7500	1.06	796,300	1,072,200		Year end	11/9/2023
2023	101	FV	247,700	7500	1.06	646,100	901,300	901,300	Year end	11/3/2022
2022	101	FV	225,400	7500	1.06	597,900	830,800	830,800	Year End Roll	10/19/2021
2021	101	FV	208,100	7500	1.06	558,800	774,400	774,400	Year End Roll	10/15/2020
2020	101	FV	199,500	7500	1.06	579,800	786,800	786,800	Year End Roll	9/26/2019
2019	101	FV	197,300	7500	1.06	564,400	769,200	769,200	Create Final va	6/4/2019
2018	101	FV	197,300	7500	1.06	564,400	769,200	769,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Hirshman, Cheryl	60104-356		9/27/2012		686,000	No	No		
WILSON RAND E,	50846-35		3/7/2008	FAMILY		1	No	No	
GILLESPIE THADD	28978-301		8/13/1998		450,000	No	No		
BYRNE, BRIAN A.	24705-80		7/15/1994		320,000	No	No		
PETER B. MILLER	21090-34		4/9/1991		309,900	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/7/2021	R-21-0059	MANUAL	8,600	C				Insulate walls wit

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
6/11/2013	SALES INSP	618	G BOURGAULT
8/16/2007	MEAS/EXT INS	616	D MANZELLO
9/23/1998	MEAS+INSPCTD	602	
2/24/1996	MEAS+INSPCTD	606	
8/10/1995	INSPECTED	600	
7/28/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

