Total Card / Total Parcel

APPRAISED:	1,364,200 / 1,364,200
USE VALUE:	1,364,200 / 1,364,200
ASSESSED:	1,364,200 / 1,364,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	MOLDENHAUER JENNIFER
Owner 2:	
Owner 3:	
Street 1:	154 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	MOLDENHAUER - ZACHARY
Owner 2:	MOLDENHAUER - JENNIFER
Street 1:	154 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773	

NARRATIVE DESCRIPTION

This parcel contains 2.3 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1936, having primarily BRICK VENR Exterior and 2879 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.300	385,800	3,800	974,600	1,364,200
Total Card	2.300	385,800	3,800	974,600	1,364,200
Total Parcel	2.300	385,800	3,800	974,600	1,364,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 473.85 | /Parcel: 473.85

Legal Description

3193.00

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	01/16/25

!1861!

PREVIOUS ASSESSMENT

Parcel ID 146 16 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	392,300	3500	2.3	946,600	1,342,400		Year End Roll	12/2/2024
2024	101	FV	387,900	3500	2.3	925,900	1,317,300		Year end	11/9/2023
2023	101	FV	335,900	3500	2.3	753,900	1,093,300	1,093,300	Year end	11/3/2022
2022	101	FV	280,300	3500	2.3	698,700	982,500	982,500	Year End Roll	10/19/2021
2021	101	FV	263,700	3500	2.3	653,900	921,100	921,100	Year End Roll	10/15/2020
2020	101	FV	259,400	3500	2.3	677,900	940,800	940,800	Year End Roll	9/26/2019
2019	101	FV	257,200	3500	2.3	660,300	921,000	921,000	Create Final va	6/4/2019
2018	101	FV	257,200	3500	2.3	660,300	921,000	921,000	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:17:36

LAST REV

Date	Time
02/21/25	20:12:59
apro	

PAT ACCT. | 1861

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOLDENHAUER,ZAC	1544-105		5/30/2019	DIVORCE/ESTA	1	No	No		
HOOVER JR TR,HE	1478-75		9/1/2015		1,050,000	No	No		
HOOVER HENRY B	1241-50		8/14/2001	FAMILY	1	No	No		
EST. H. HOOVER	1096-20		6/5/1992	FAMILY		No	No		

USER DEFINED

Prior Id # 1:	68 10 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/3/2014	5661	MANUAL	8,000	C				open soffits & cei
2/20/2014	5651	MANUAL	15,000	C				sheet metal work t
4/18/2012	5020	RENOVATI	100	C				install sheet meta
1/31/2012	4972	RENOVATI	40,000	C				reno kit and 1 bat
6/16/2011	4761	TEMPORAR		C				tent from 6/24 to

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
2/18/2016	SALES INSP	618	G BOURGAULT
8/16/2007	MEAS/EXT INS	616	D MANZELLO
9/30/1998	MEAS+INSPCTD	602	
3/4/1996	ENTRY DENIED	606	
2/22/1995	MEAS/EXT INS	601	

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		0.463		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									16,205						16,200	0.36 ac for pvt wa

Total AC/HA:	2.29955	Total SF/SM:	100168	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	974,605	Spl Credit	Total:	974,600

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 / Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	8 - BRICK VENR
Sec Wall:	26 - WOOD / 50 %
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C+ - AVG. (+)
Year Blt:	1936 / Eff Yr Blt:
Alt LUC:	/ Alt %:
Jurisdict:	/ Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
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:	4 - RADIANT HW
# Heat Sys:	1
% Heated:	100 / % AC: 100
Solar HW:	NO / Central Vac: NO
% Com Wal	0 / % Sprinkled 0

BATH FEATURES

Field	Value	Rating
Full Bath	2	GOOD
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:		
A HBth:		
OthrFix:	1	GOOD

OTHER FEATURES

Field	Value	Rating
Kits:	1	GOOD
A Kits:		
Frpl:	2	GOOD
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	AG - Avg-Good	31. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		31.5 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.99360538
Const Adj.:	0.98329264
Adj $ / SQ:	163.160
Other Features:	67258
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	563281
Depreciation:	177433
Depreciated Total:	385847

COMMENTS

land swap BK 870,PG 139,CRF 148089 1/5/76. 30` road from trapelo 7,571.523sf (K); 7,810.0811sf (J)see 8/14/01 cert1180015. 3/2012 Combined 68 10 1 (0.35ac) with this parcel per owner request and with mortgage lender approval..

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: 6			BRs: 3			Baths: 2			HB		

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val 821289.4422

Field	Value	Field	Value
Juris. Factor:		Before Depr:	179.48
Special Features:	0	Val/Su Net:	113.27
Final Total:	385800	Val/Su SzAd	156.64

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,463	163.160	401,863
BMT	BASEMENT	416	81.580	33,937
PAT	PATIO	396	14.980	5,932
CNP	CANOPY	131	23.540	3,084

Net Sketched Area:	3,406	Total:	444,816
Size Ad	2463	Gross Area 3406	FinArea 2879

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	100	A	

IMAGE

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

PARCEL ID 146 16 0

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
6	CARPORT	D	Y	1	20X20	A	AV	1955	23.54	T	60	101			3,800			3,800

More:	N	Total Yard Items:	3,800	Total Special Featues:		Total:	3,800