

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MALIS LARRY A
Owner 2:	MALIS VICKIE W
Owner 3:	
Street 1:	156 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COWLES - DIANA A
Owner 2:	COWLES - JOHN O
Street 1:	156 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1937, having primarily CLAPBOARD Exterior and 3365 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 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

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		47915.4		SQUARE FE	PRIME SITE		0	9.98	1.47	R3									702,340						702,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.100	716,100	19,800	702,300	1,438,200
Total Card 1.100 716,100 19,800 702,300 1,438,200					
Total Parcel 1.100 716,100 19,800 702,300 1,438,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		427.40	/Parcel: 427.40

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	679,400	18600	1.1	681,900	1,379,900		Year End Roll	12/2/2024
2024	101	FV	670,400	18600	1.1	668,600	1,357,600		Year end	11/9/2023
2023	101	FV	666,000	18600	1.1	615,800	1,300,400	1,300,400	Year end	11/3/2022
2022	101	FV	647,500	23600	1.1	556,700	1,227,800	1,227,800	Year End Roll	10/19/2021
2021	101	FV	608,800	23600	1.1	492,600	1,125,000	1,125,000	Year End Roll	10/15/2020
2020	101	FV	604,000	23600	1.1	492,600	1,120,200	1,120,200	Year End Roll	9/26/2019
2019	101	FV	558,100	23600	1.1	477,100	1,058,800	1,058,800	Create Final va	6/4/2019
2018	101	FV	558,100	23600	1.1	477,100	1,058,800	1,058,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
COWLES,DIANA A	1566-137		12/11/2020		1,290,000	No	No		
COWLES,DIANA A	1560-44		7/20/2020	CONVENIENC		1	No	No	
COWLES JOHN O,	1217-67		1/26/2000	CONVENIENC		1	No	No	
COWLES ALEXANDR	1204-35		4/12/1999	FAMILY	130,000	No	No		
EST.ADDISON COW	280-225		1/19/1937	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2021	R-21-0266	MANUAL	6,000	C	11/23/2021			Weatherization & a
8/18/2015	6198	RENO-ADD	40,000	C	6/7/2016			Build unheated sun
9/28/1999	1810	RENO-ADD	350,000	C	6/22/2000			6/22/00 100%
5/16/1994	461	ROOF		C	8/18/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2016	PERMIT VISIT	618	G BOURGAULT
12/1/2010	MEAS+INSPCTD	25	D ERSKINE
6/5/2006	MEAS+INSPCTD	1	H M SCHEID
6/22/2000	MEAS+INSPCTD	611	
11/20/1998	MEAS+INSPCTD	600	
9/30/1998	MEAS/EXT INS	602	
2/28/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	68 11 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:	

