

149

42

0

1 of 1

RESIDENTIAL

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,094,400 / 1,094,400
 USE VALUE: 1,094,400 / 1,094,400
 ASSESSED: 1,094,400 / 1,094,400



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHIOTELIS TR CHARLES L
Owner 2:	CHIOTELIS TR IASME
Owner 3:	CHIOTELIS REAL ESTATE TR NO 1
Street 1:	141 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2802 Type:

PREVIOUS OWNER

Owner 1:	CHIOTELIS CHARLES L -
Owner 2:	CHIOTELIS IASME J -
Street 1:	141 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2802

NARRATIVE DESCRIPTION

This parcel contains .95 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1970, having primarily CLAPBOARD Exterior and 2778 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		41382		SQUARE FE	PRIME SITE		0	9.98	1.65	R3									682,780						682,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.950	411,600		682,800	1,094,400
Total Card	0.950	411,600		682,800	1,094,400
Total Parcel	0.950	411,600		682,800	1,094,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		393.95	/Parcel: 393.95

Legal Description
1270
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	388,700	0	.95	662,900	1,051,600		Year End Roll	12/2/2024
2024	101	FV	383,100	0	.95	649,900	1,033,000		Year end	11/9/2023
2023	101	FV	380,200	0	.95	598,600	978,800	978,800	Year end	11/3/2022
2022	101	FV	335,300	0	.95	541,200	876,500	876,500	Year End Roll	10/19/2021
2021	101	FV	328,600	0	.95	478,900	807,500	807,500	Year End Roll	10/15/2020
2020	101	FV	325,700	0	.95	478,900	804,600	804,600	Year End Roll	9/26/2019
2019	101	FV	305,700	0	.95	463,900	769,600	769,600	Create Final va	6/4/2019
2018	101	FV	305,700	0	.95	463,900	769,600	769,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHIOTELIS CHARL	1240-12		7/24/2001	CONVENIENC	100	No	No		
RICHARD GURSKI	777-37		4/19/1969		19,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/1996	931-96	MANUAL	3,000	C	6/17/1996			REPAIRS

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
9/30/1998	MEAS+INSPCTD	602	
2/28/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.95000 Total SF/SM: 41382 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 682,780 Spl Credit Total: 682,800

