

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LIU HUA
Owner 2:	LI QUN
Owner 3:	
Street 1:	135 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2802 Type:

PREVIOUS OWNER

Owner 1:	SCHMERTZLER MARGARETTA B -
Owner 2:	SCHMERTZLER ALVIN L -
Street 1:	135 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2802

NARRATIVE DESCRIPTION

This parcel contains .93 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1959, having primarily CLAPBOARD Exterior and 2944 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		40510		SQUARE FE	PRIME SITE		0	9.98	1.68	R3									680,169						680,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	0.930	500,300	10,600	680,200	1,191,100	
Total Card		0.930	500,300	10,600	680,200	1,191,100
Total Parcel		0.930	500,300	10,600	680,200	1,191,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		404.59	/Parcel: 404.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	459,800	9900	.93	660,400	1,130,100		Year End Roll	12/2/2024
2024	101	FV	454,500	9900	.93	647,500	1,111,900		Year end	11/9/2023
2023	101	FV	390,900	9900	.93	596,300	997,100	997,100	Year end	11/3/2022
2022	101	FV	340,000	9500	.93	539,100	888,600	888,600	Year End Roll	10/19/2021
2021	101	FV	328,500	9500	.93	477,100	815,100	815,100	Year End Roll	10/15/2020
2020	101	FV	322,900	9500	.93	477,100	809,500	809,500	Year End Roll	9/26/2019
2019	101	FV	317,500	9500	.93	462,100	789,100	789,100	Create Final va	6/4/2019
2018	101	FV	317,500	9500	.93	462,100	789,100	789,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SCHMERTZLER MAR	48250-302		9/29/2006		788,000	No	No		
SCHMERTZLER, A	1133-10		9/30/1994	FAMILY		No	No		
LOIS MCARDLE/PE	16477-282		10/3/1985		370,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/5/2014	5733	ROOF	8,000	C				Repair damaged roof
6/16/2009	4210	ROOF		C				strip and re-roof
3/17/1997	1146-97	RENOVATI	12,000	C	3/7/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
10/3/1998	MEAS+INSPCTD	602	
7/16/1996	MEAS/EXT INS	600	
5/30/1996	MEAS+INSPCTD	606	
3/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	68 18 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:	

PRINT

Date	Time
09/26/25	17:18:46

LAST REV

Date	Time
06/14/17	12:50:30

apro 1870

!1870!

