

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHUDY ROBERT B
Owner 2:	WATSON ELIZABETH A
Owner 3:	
Street 1:	131 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2802 Type:

PREVIOUS OWNER

Owner 1:	HERSCH PHYLLIS R -
Owner 2:	-
Street 1:	131 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2802

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1955, having primarily WOOD SHING Exterior and 2338 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		40075		SQUARE FE	PRIME SITE		0	9.98	1.70	R3									678,865						678,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	397,100		678,900	1,076,000
Total Card		0.920	397,100	678,900	1,076,000
Total Parcel		0.920	397,100	678,900	1,076,000
Source:		Market Adj Cost		Total Value per SQ unit /Card:	460.26 /Parcel: 460.26

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	375,400	0	.92	659,100	1,034,500		Year End Roll	12/2/2024
2024	101	FV	366,400	0	.92	646,200	1,012,600		Year end	11/9/2023
2023	101	FV	336,900	0	.92	595,200	932,100	932,100	Year end	11/3/2022
2022	101	FV	288,500	0	.92	538,100	826,600	826,600	Year End Roll	10/19/2021
2021	101	FV	270,500	0	.92	476,200	746,700	746,700	Year End Roll	10/15/2020
2020	101	FV	268,200	0	.92	476,200	744,400	744,400	Year End Roll	9/26/2019
2019	101	FV	244,900	0	.92	461,200	706,100	706,100	Create Final va	6/4/2019
2018	101	FV	244,900	0	.92	461,200	706,100	706,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HERSCH PHYLLIS	53206-129		7/15/2009		629,540	No	No		
HERSCH, CHARLES	27004-276		1/22/1997	CONVENIENC		1	No	No	
DAVID L. GARRIS	13009-431		7/6/1977		77,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2024	R-24-0177	SKYLIGHT	2,719	C				Replace skylight -
12/19/2017	6943	SOLAR PA	6,237	C				Install solar pane
10/17/2012	5195	SOLAR PA	17,244	C	12/7/2012			install roof mount
8/6/1998	1486	RENOVATI	75,000	C	3/24/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2017	MEAS+INSPCTD	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
3/24/1999	MEAS+INSPCTD	602	
10/31/1998	MEAS+INSPCTD	602	
9/26/1998	MEAS/EXT INS	602	
6/8/1998	MEAS+INSPCTD	600	
2/27/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	68 19 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:	

