



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KEEVIL JR CHARLES S
Owner 2:	KEEVIL HANNAH M
Owner 3:	
Street 1:	134 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2801 Type:

PREVIOUS OWNER

Owner 1:	KEEVIL CHARLES S JR -
Owner 2:	KEEVIL HANNAH M -
Street 1:	134 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2801

NARRATIVE DESCRIPTION

This parcel contains 2.48 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1942, having primarily CLAPBOARD Exterior and 2880 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 6 Bd rms.

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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									5,705						5,700	
101	ONE FAM		0.48		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									3,360						3,400	Wetland

Total AC/HA:	2.47955	Total SF/SM:	108009	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	807,465	SpI Credit	Total:	807,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.480	482,100	27,700	807,500	1,317,300
Total Card 2.480 482,100 27,700 807,500 1,317,300					
Total Parcel 2.480 482,100 27,700 807,500 1,317,300					
Source: Market Adj Cost		Total Value per SQ unit /Card:		457.38	/Parcel: 457.38

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	455,700	25900	2.48	784,300	1,265,900		Year End Roll	12/2/2024
2024	101	FV	449,500	25900	2.48	767,800	1,243,200		Year end	11/9/2023
2023	101	FV	446,400	25900	2.48	707,800	1,180,100	1,180,100	Year end	11/3/2022
2022	101	FV	392,300	32800	2.48	640,600	1,065,700	1,065,700	Year End Roll	10/19/2021
2021	101	FV	355,200	32800	2.48	567,800	955,800	955,800	Year End Roll	10/15/2020
2020	101	FV	352,300	32800	2.48	567,800	952,900	952,900	Year End Roll	9/26/2019
2019	101	FV	327,500	32800	2.48	550,200	910,500	910,500	Create Final va	6/4/2019
2018	101	FV	327,500	32800	2.48	550,200	910,500	910,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KEEVIL CHARLES	48404-16		10/30/2006	FAMILY	10	No	No		
	9973-457		1/19/1962		43,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/4/2003	2764	MANUAL	40,000	C	5/22/2004			octagonal out bldg

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS/EXT INS	622	K Cuoco
10/5/2009	MEAS+INSPCTD	25	D ERSKINE
5/22/2004	MEAS/EXT INS	615	
9/20/1998	MEAS+INSPCTD	602	
5/28/1996	MEAS+INSPCTD	606	
3/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	68 2 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	17:19:00

LAST REV

Date	Time
10/03/18	15:26:18
apro	
1872	

PAT ACCT.

1872
