

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LUFKIN MARTHA B G
Owner 2:	
Owner 3:	
Street 1:	127 TRAPELO ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GERSON SAREEN R -
Owner 2:	-
Street 1:	877 OAKDALE CIR
Twn/City:	MILLERSVILLE
St/Prov:	MD Cntry
Postal:	21108

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1956, having primarily WOOD SHING Exterior and 3207 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		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	565,700		678,900	1,244,600
Total Card		0.920	565,700	678,900	1,244,600
Total Parcel		0.920	565,700	678,900	1,244,600
Source: Market Adj Cost		Total Value per SQ unit /Card:		388.06	/Parcel: 388.06

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	530,200	0	.92	659,100	1,189,300		Year End Roll	12/2/2024
2024	101	FV	527,100	0	.92	646,200	1,173,300		Year end	11/9/2023
2023	101	FV	458,900	0	.92	595,200	1,054,100	1,054,100	Year end	11/3/2022
2022	101	FV	407,900	0	.92	538,100	946,000	946,000	Year End Roll	10/19/2021
2021	101	FV	369,100	0	.92	476,200	845,300	845,300	Year End Roll	10/15/2020
2020	101	FV	328,800	0	.92	476,200	805,000	805,000	Year End Roll	9/26/2019
2019	101	FV	312,600	0	.92	461,200	773,800	773,800	Create Final va	6/4/2019
2018	101	FV	312,600	0	.92	461,200	773,800	773,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GERSON SAREEN R	40447-535		8/13/2003	CONVENIENC		1	No	No	LIFE ESTATE
GERSON NATHANIE	40447-531		8/13/2003	CONVENIENC		1	No	No	
NATHANIEL GERSON	18847-375		2/1/1988	FAMILY			No	No	

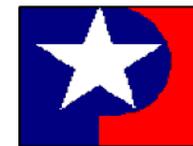
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2022	R-22-0039	BATH	8,000	O				Remodel 2nd floor
10/28/2019	R-19-0184	WINDOWS	24,900	C				Replace 12 double
5/30/2017	6754	ROOF	19,000	C				Strip & re-roof dw
1/12/2000	1870	ROOF		C	5/19/2000			5/19/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
5/19/2000	MEAS/EXT INS	610	
9/26/1998	MEAS+INSPCTD	602	
3/23/1996	MEAS+INSPCTD	606	
2/24/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	68 20 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:	

!1873!

PRINT
 Date Time
 09/26/25 17:19:07

LAST REV
 Date Time
 06/06/22 14:04:41

blakeley
 1873

PAT ACCT.

