

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,856,400 / 1,856,400
 USE VALUE: 1,856,400 / 1,856,400
 ASSESSED: 1,856,400 / 1,856,400



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	POWER WENDY M
Owner 2:	HIRSCH STEVEN D
Owner 3:	
Street 1:	126 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2801 Type:

PREVIOUS OWNER

Owner 1:	BYRNE BRIAN A -
Owner 2:	BYRNE JULIE -
Street 1:	126 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2801

NARRATIVE DESCRIPTION

This parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1988, having primarily CLAPBOARD Exterior and 4739 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 11 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									455						500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.850	897,500		958,900	1,856,400
Total Card		1.850	897,500	958,900	1,856,400
Total Parcel		1.850	897,500	958,900	1,856,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 391.71		/Parcel: 391.71	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	847,500	0	1.85	930,900	1,778,400		Year End Roll	12/2/2024
2024	101	FV	835,900	0	1.85	912,400	1,748,300		Year end	11/9/2023
2023	101	FV	830,200	0	1.85	740,400	1,570,600	1,570,600	Year end	11/3/2022
2022	101	FV	739,500	0	1.85	685,200	1,424,700	1,424,700	Year End Roll	10/19/2021
2021	101	FV	693,600	0	1.85	640,400	1,334,000	1,334,000	Year End Roll	10/15/2020
2020	101	FV	687,900	0	1.85	664,400	1,352,300	1,352,300	Year End Roll	9/26/2019
2019	101	FV	624,900	0	1.85	646,800	1,271,700	1,271,700	Create Final va	6/4/2019
2018	101	FV	624,900	0	1.85	646,800	1,271,700	1,271,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BYRNE BRIAN A,	53587-388		9/25/2009		1,150,000	No	No		
PHILIP DENORMAN	14657-500		7/6/1982		79,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/12/2010	4604	WDK	10,000	C	7/13/2011			ground level deck
11/16/2009	4328	RENOVATI	75,000	C	7/26/2010			remodel kit & inte
8/26/2009	4251	RENOVATI	6,928	C				replace 4 windows

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
7/13/2011	MEAS/EXT INS	25	D ERSKINE
7/26/2010	MEAS/EXT INS	25	D ERSKINE
8/16/2007	MEAS/EXT INS	616	D MANZELLO
9/23/1998	MEAS/EXT INS	602	
2/23/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

