

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,246,200 / 1,246,200
 USE VALUE: 1,246,200 / 1,246,200
 ASSESSED: 1,246,200 / 1,246,200



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CANDEE DANIEL
Owner 2:	HEWER-CANDEE GEOFFREY
Owner 3:	
Street 1:	42 MONUMENT STREET
Street 2:	
Twn/City:	CONCORD
St/Prov:	MA Cntry Own Occ: Y
Postal:	01742 Type:

PREVIOUS OWNER

Owner 1:	CANDEE - DANIEL
Owner 2:	-
Street 1:	42 MONUMENT STREET
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This parcel contains 1.47 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1955, having primarily WOOD Exterior and 2436 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 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		64033		SQUARE FE	PRIME SITE		0	9.98	1.17	R3									750,595						750,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.470	494,300	1,300	750,600	1,246,200
Total Card	1.470	494,300	1,300	750,600	1,246,200
Total Parcel	1.470	494,300	1,300	750,600	1,246,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		511.52	/Parcel: 511.52

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	465,800	1200	1.47	728,800	1,195,800		Year End Roll	12/2/2024
2024	101	FV	473,500	1200	1.47	714,500	1,189,200		Year end	11/9/2023
2023	101	FV	367,200	1200	1.47	658,100	1,026,500	1,026,500	Year end	11/3/2022
2022	101	FV	320,300	1700	1.47	594,900	916,900	916,900	Year End Roll	10/19/2021
2021	101	FV	299,500	1700	1.47	526,500	827,700	827,700	Year End Roll	10/15/2020
2020	101	FV	272,900	1700	1.47	526,500	801,100	801,100	Year End Roll	9/26/2019
2019	101	FV	254,300	1700	1.47	509,900	765,900	765,900	Create Final va	6/4/2019
2018	101	FV	254,300	1700	1.47	509,900	765,900	765,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CANDEE,DANIEL	84309-274		7/1/2025	CONVENIENC	10	No	No		
CANDEE MORTON,	47340-401		4/3/2006	FAMILY	344,000	No	No		
HECKSCHER CHARL	22403-82		9/17/1992		344,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
9/7/2021	R-21-0206	ROOF	14,160	C				Strip & re-roof dw
3/1/2021	R-21-0033	ROOF	4,480	C	7/27/2021			Strip & re-roof wi
12/5/1996	1095-96	MANUAL		C	6/5/1997			RE-ROOF

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2017	MEAS+INSPCTD	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
9/30/1998	MEAS+INSPCTD	602	
6/5/1997	MEAS/EXT INS	602	
3/1/1996	ENTRY DENIED	606	
6/9/1994	FIELDREV CHG	600	
5/9/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.47000 Total SF/SM: 64033 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 750,595 Spl Credit Total: 750,600

