

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LECLAIRE JOHN R
Owner 2:	HODGES RUTH A
Owner 3:	
Street 1:	150 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-2808 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 3.9 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1993, having primarily WOOD Exterior and 4567 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 14 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		
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		1.823		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									63,805						63,800	
101	ONE FAM		0.24		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,680						1,700	Wetland

Total AC/HA:	3.89955	Total SF/SM:	169864	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,023,885	SpI Credit	Total:	1,023,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.900	1,326,000		1,023,900	2,349,900
Total Card		3.900	1,326,000	1,023,900	2,349,900
Total Parcel		3.900	1,326,000	1,023,900	2,349,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		514.54	/Parcel: 514.54

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,218,100	0	3.9	995,900	2,214,000		Year End Roll	12/2/2024
2024	101	FV	1,170,200	0	3.9	968,100	2,138,300		Year end	11/9/2023
2023	101	FV	1,012,300	0	3.9	796,100	1,808,400	1,808,400	Year end	11/3/2022
2022	101	FV	864,700	0	3.9	740,900	1,605,600	1,605,600	Year End Roll	10/19/2021
2021	101	FV	822,600	0	3.9	696,100	1,518,700	1,518,700	Year End Roll	10/15/2020
2020	101	FV	809,100	0	3.9	720,100	1,529,200	1,529,200	Year End Roll	9/26/2019
2019	101	FV	825,300	0	3.9	702,500	1,527,800	1,527,800	Create Final va	6/4/2019
2018	101	FV	825,300	0	3.9	702,500	1,527,800	1,527,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEUMANN SYLVIA	1109-189		4/28/1993	CHANGE IN US	300,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/3/2010	4621	MANUAL	1,377	C				install 2" polyiso
5/3/2006	3407	TEMPORAR		C				
6/5/2002	2506	MANUAL	20,000	C	6/21/2003			construct stairs &
4/27/1993	224	NEW HOME	375,000	C	12/17/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
8/20/2018	MEAS/EXT INS	622	K Cuoco
10/5/2009	MEAS/EXT INS	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	
9/30/1998	MEAS+INSPCTD	602	
2/28/1996	MEAS+INSPCTD	606	
8/29/1995	PERMIT VISIT	606	
12/17/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 68 7 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:

Parcel ID 146 14 0

Entered Lot Size

Total Land:

Land Unit Type:

!1884!

PRINT

Date	Time
09/26/25	17:20:33

LAST REV

Date	Time
10/24/18	11:01:07

apro

1884

