

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MILLER DARYL
Owner 2:	MILLER PATRICIA
Owner 3:	
Street 1:	176 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MILLER DARYL -
Owner 2:	WALSH PATRICIA -
Street 1:	176 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.22 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1925, having primarily CLAPBOARD Exterior and 2063 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 3 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		53143		SQUARE FE	PRIME SITE		0	11.98	1.35	R4									861,876						861,900	

Total AC/HA:	1.22000	Total SF/SM:	53143	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	861,876	SpI Credit	Total:	861,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.220	439,200	20,000	861,900	1,321,100
Total Card 1.220 439,200 20,000 861,900 1,321,100					
Total Parcel 1.220 439,200 20,000 861,900 1,321,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		640.53	/Parcel: 640.53

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	411,900	18700	1.22	836,700	1,267,300		Year End Roll	12/2/2024
2024	101	FV	409,500	18700	1.22	820,100	1,248,300		Year end	11/9/2023
2023	101	FV	357,600	18700	1.22	665,500	1,041,800	1,041,800	Year end	11/3/2022
2022	101	FV	312,700	22300	1.22	615,800	950,800	950,800	Year End Roll	10/19/2021
2021	101	FV	293,600	22300	1.22	575,500	891,400	891,400	Year End Roll	10/15/2020
2020	101	FV	262,400	22300	1.22	597,100	881,800	881,800	Year End Roll	9/26/2019
2019	101	FV	244,000	22300	1.22	581,300	847,600	847,600	Create Final va	6/4/2019
2018	101	FV	244,000	22300	1.22	581,300	847,600	847,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MILLER DARYL,	36835-1		10/28/2002	CONVENIENC		1	No	No	
MISK GAIL BRISS	30845-133		10/15/1999	CONVENIENC		1	No	No	
MISK GAIL BRISS	30674-246		8/31/1999	CONVENIENC		1	No	No	
BRISSON EVELYN	27460-539		7/8/1997	CONVENIENC		1	No	No	
BRISSON NORMAN	22801-152		1/5/1993	FAMILY			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
9/30/1998	MEAS+INSPCTD	602	
3/1/1996	MEAS+INSPCTD	606	
4/21/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	69 5 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	17:21:51

LAST REV

Date	Time
06/14/17	13:03:56

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