

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	AARSET TIMOTHY C
Owner 2:	HARMON SUZANNE
Owner 3:	
Street 1:	172 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2904 Type:

PREVIOUS OWNER

Owner 1:	GROWNEY ANDREA ELIZABETH TR -
Owner 2:	GROWNEY WALLACE JAMES TR -
Street 1:	172 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2904

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1935, having primarily WOOD SHING Exterior and 1920 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		40075		SQUARE FE	PRIME SITE		0	9.98	1.70	R3									678,865						678,900	

Total AC/HA:	0.92000	Total SF/SM:	40075	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	678,865	SpI Credit	Total:	678,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	377,100	9,200	678,900	1,065,200
Total Card	0.920	377,100	9,200	678,900	1,065,200
Total Parcel	0.920	377,100	9,200	678,900	1,065,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		554.79	/Parcel: 554.79

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	319,400	8600	.92	659,100	987,100		Year End Roll	12/2/2024
2024	101	FV	311,100	8600	.92	646,200	965,900		Year end	11/9/2023
2023	101	FV	284,300	8600	.92	595,200	888,100	888,100	Year end	11/3/2022
2022	101	FV	240,500	9300	.92	538,100	787,900	787,900	Year End Roll	10/19/2021
2021	101	FV	230,700	9300	.92	476,200	716,200	716,200	Year End Roll	10/15/2020
2020	101	FV	228,500	9300	.92	476,200	714,000	714,000	Year End Roll	9/26/2019
2019	101	FV	205,100	9300	.92	461,200	675,600	675,600	Create Final va	6/4/2019
2018	101	FV	205,100	9300	.92	461,200	675,600	675,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GROWNEY ANDREA	53070-135		6/25/2009		650,000	No	No		
GROWNEY WALLACE	29644-533		10/15/1998	CONVENIENC	10	No	No		
BLOOM LAURENCE	28652-271		5/29/1998	CHD>SALE	472,000	No	No		
MARGARET TOUBOR	17951-516		3/19/1987		295,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2020	R-20-0170	ROOF	13,000	C				Strip & re-roof dw
1/6/1999	1608	RENO-GAR	4,000	C	6/5/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
1/16/2025	MEAS/EXT INS	6	JN
4/19/2017	INFO AT DOOR	4	JG
11/13/2007	MEAS+INSPCTD	100	
8/16/2007	MEAS+INSPCTD	616	D MANZELLO
6/5/1999	MEAS/EXT INS	602	
9/30/1998	MEAS+INSPCTD	602	
5/9/1996	MEAS+INSPCTD	606	
3/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	69 6 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:	

Legal Description	User Acct
2892	0
	GIS Ref
	GIS Ref
	Insp Date
	01/16/25

Parcel ID	Entered Lot Size	Total Land:	Land Unit Type:
149 12 0			

PRINT	Date	Time
	09/26/25	17:21:59
LAST REV	Date	Time
	02/21/25	20:07:44
	apro	
	1894	

