

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 99 | | TRAPELO RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | JOHNSON STEPHEN |
| Owner 2: | JOHNSON PAULA |
| Owner 3: | |
| Street 1: | 99 TRAPELO RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2107 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | HOCHBERG BETSY B - |
| Owner 2: | BAKINOWSKI DANIEL V - |
| Street 1: | 99 TRAPELO RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2107 |

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1926, having primarily CLAPBOARD Exterior and 4073 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 5 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 | | 0.003 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R4 | | | | | | | | | 105 | | | | | | 100 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-----------------|
| 101 | 1.840 | 814,100 | 3,100 | 958,500 | 1,775,700 |
| Total Card | 1.840 | 814,100 | 3,100 | 958,500 | 1,775,700 |
| Total Parcel | 1.840 | 1,256,400 | 3,100 | 958,500 | 2,218,000 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 436.00 | /Parcel: 340.78 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 1,119,400 | 2900 | 1.84 | 930,500 | 2,052,800 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 1,101,200 | 2900 | 1.84 | 912,100 | 2,016,200 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 1,002,500 | 2900 | 1.84 | 740,100 | 1,745,500 | 1,745,500 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 849,100 | 3800 | 1.84 | 684,900 | 1,537,800 | 1,537,800 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 775,800 | 3800 | 1.84 | 640,100 | 1,419,700 | 1,419,700 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 746,100 | 3800 | 1.84 | 664,100 | 1,414,000 | 1,414,000 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 735,600 | 3800 | 1.84 | 646,500 | 1,385,900 | 1,385,900 | Create Final va | 6/4/2019 |
| 2018 | 101 | FV | 735,600 | 3800 | 1.84 | 646,500 | 1,385,900 | 1,385,900 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-------|
| HOCHBERG BETSY | 58239-567 | | 1/5/2012 | | 1,249,200 | No | No | | |
| HOCHBERG BETSY | 49254-364 | | 4/6/2007 | FAMILY | 100 | No | No | | |
| HOCHBERG BETSY | 28850-597 | | 7/14/1998 | CONVENIENC | 1 | No | No | | |
| HOCHBERG BETSY | 28520-373 | | 4/1/1998 | CONVENIENC | 1 | No | No | | |
| HOCHBERG BETSY | 28176-295 | | 2/13/1998 | CONVENIENC | 1 | No | No | | |
| HOCHBERG, BETSY | 26554-101 | | 8/2/1996 | CONVENIENC | 1 | No | No | | |
| BROGNA, MARY J. | 25555-442 | | 8/9/1995 | CHD>SALE | 780,000 | No | No | | |
| GERALD BROGNA | 20966-211 | | 1/16/1991 | FAMILY | | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------------|------------|----------|---------|-----|------------|----------|------------|--------------------|
| 12/7/2022 | SH-22-0015 | SHEET MT | 3,500 | C | | | | Rework existing du |
| 11/3/2022 | R-22-0272 | RENO-ADD | 35,000 | C | | | | Remove existing fe |
| 8/11/2022 | R-22-0189 | RENOVATI | 488,428 | C | | | | Renovate interior |
| 10/11/1996 | 1070-96 | RENOVATI | 95,000 | C | 7/16/1997 | | | |
| 11/22/1995 | 861-95 | W/S FLUE | | C | 6/17/1996 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|-----------|--------------|-----|-------------|
| 1/9/2025 | MEAS/EXT INS | 6 | JN |
| 5/5/2011 | MEAS+INSPCTD | 618 | G BOURGAULT |
| 8/16/2007 | MEAS/EXT INS | 616 | D MANZELLO |
| 2/5/1999 | MEAS+INSPCTD | 600 | |
| 1/30/1999 | MEAS+INSPCTD | 605 | BOA |
| 9/26/1998 | MEAS+INSPCTD | 602 | |
| 7/16/1997 | MEAS+INSPCTD | 600 | |
| 3/23/1996 | MEAS+INSPCTD | 606 | |
| 2/22/1995 | MEAS/EXT INS | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 71 2 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: | |

