Map	Lot	Sublot	Building	Unit	CARD
150	28	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,692,000	/	1,692,000
USE VALUE:	1,692,000	/	1,692,000
ASSESSED:	1,692,000	/	1,692,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	TUCKER ROSS
Owner 2:	DIONNE HILARY K
Owner 3:	
Street 1:	105 TRAPELO ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TYLKO - ELIZABETH
Owner 2:	-
Street 1:	105 TRAPELO ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1962, having primarily WOOD SHING Exterior and 3560 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	732,200	1,400	958,400	1,692,000
Total Card	1.837	732,200	1,400	958,400	1,692,000
Total Parcel	1.837	732,200	1,400	958,400	1,692,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 475.28 | /Parcel: 475.28

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	05/17/18
Entered Lot Size	
Total Land:	
Land Unit Type:	

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 150 28 0

!1924!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	671,700	1300	1.837	930,400	1,603,400		Year End Roll	12/2/2024
2024	101	FV	663,600	1300	1.837	912,000	1,576,900		Year end	11/9/2023
2023	101	FV	567,500	1300	1.837	740,000	1,308,800	1,308,800	Year end	11/3/2022
2022	101	FV	384,400	1800	1.837	684,800	1,071,000	1,071,000	Year End Roll	10/19/2021
2021	101	FV	359,100	1800	1.837	640,000	1,000,900	1,000,900	Year End Roll	10/15/2020
2020	101	FV	352,700	1800	1.837	664,000	1,018,500	1,018,500	Year End Roll	9/26/2019
2019	101	FV	349,500	1800	1.837	646,400	997,700	997,700	Create Final va	6/4/2019
2018	101	FV	349,500	1800	1.837	646,400	997,700	997,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:26:07

LAST REV

Date	Time
07/22/25	11:19:15

apro

USER DEFINED

Prior Id # 1:	71 3 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:	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 1924

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TYLKO,ELIZABETH	78160-593		7/1/2021		1,425,000	No	No		
MONTIE CAROLYN,	48484-38		11/13/2006		865,000	No	No		
REECE RICHARD C	45528-584		7/1/2005		975,000	No	No		
RICHARD + SUSAN	24132-153		1/5/1994	FAMILY	1	No	No		
REECE RICHARD/S	23279-441		6/8/1993	CONVENIENC		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/9/2025	R-25-123	MANUAL	317,991	O				
6/14/2011	4758	SHED	7,000	C				install 12x12 shed

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2022	INFO FR MLS	625	J Frank
5/17/2018	MEAS/EXT INS	622	K Cuoco
12/1/2010	MEAS+INSPCTD	25	D ERSKINE
11/19/2005	MEAS/EXT INS	615	
10/3/1998	MEAS+INSPCTD	602	
5/14/1996	MEAS+INSPCTD	606	
2/22/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	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	

Total AC/HA:	1.83655	Total SF/SM:	80000	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	958,400	Spl Credit		Total:	958,400

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	2 - CONC BLOCK		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	2 - HIP		
Roof Cover:	2 - SLATE		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

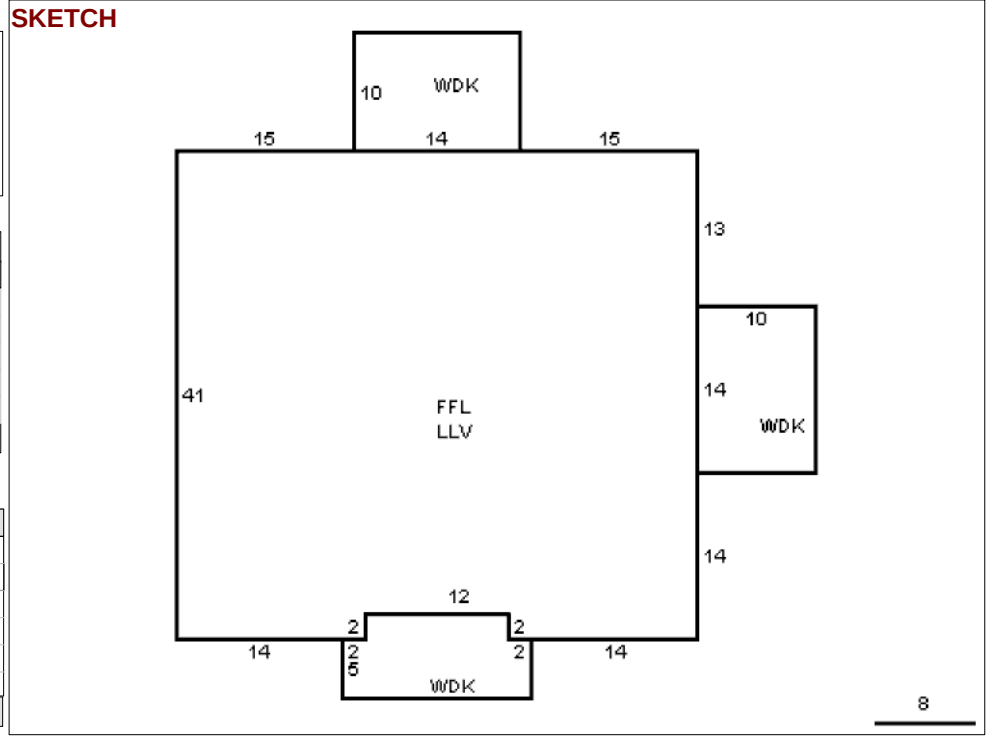
OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

COMMENTS

subsurface sewage disposal system 4/29/05 bk45086 pg18.. Per MLS re: 2005 sale---3 bedrooms, play room, and full bath in basement.. On market. Grant of Restriction sewage 11/13/2006 BK 48484 PG 30. .

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1962	Eff Yr Blt:	1970
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	4	1
Totals			
1	5	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	20	%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	50
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AV - Average	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26	%

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	1.08707869
Const Adj.:	1.03601527
Adj $ / SQ:	188.080
Other Features:	63873
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	989418
Depreciation:	257249
Depreciated Total:	732169

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	521100.0000

Juris. Factor:		Before Depr:	225.70
Special Features:	0	Val/Su Net:	185.65
Final Total:	732200	Val/Su SzAd	411.35

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,780	188.080	334,783
LLV	LOWR LEVEL	1,780	235.100	418,479
WDK	WOOD DECK	384	19.220	7,380

Net Sketched Area:	3,944			Total:	760,642
Size Ad	1780	Gross Area	3944	FinArea	3560

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

150 28 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	12X12	A	AV	2011	16.05	T	40	101			1,400			1,400

More:	N	Total Yard Items:	1,400	Total Special Featues:	
Total:	1,400				

IMAGE

AssessPro Patriot Properties, Inc