

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LEFKOWITZ JESSE A
Owner 2:	NEURATH RACHEL A
Owner 3:	
Street 1:	115 TRAPELO ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BYRNE - BRIAN A
Owner 2:	BYRNE - JULIE
Street 1:	PO BOX 602
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.98 ACRES of land mainly classified as OUT BLD

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
106	OUT BLD		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
106	OUT BLD		0.143		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,001						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
106	1.980		400	959,400	959,800
Total Card		1.980	400	959,400	959,800
Total Parcel		1.980	400	959,400	959,800
Source:		Market Adj Cost		Total Value per SQ unit /Card: N/A /Parcel: N/A	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	106	FV		400	1.98	931,400	931,800		Year End Roll	12/2/2024
2024	106	FV		400	1.98	912,900	913,300		Year end	11/9/2023
2023	106	FV		400	1.98	740,900	741,300	741,300	Year end	11/3/2022
2022	106	FV		500	1.98	685,700	686,200	686,200	Year End Roll	10/19/2021
2021	106	FV		500	1.98	640,900	641,400	641,400	Year End Roll	10/15/2020
2020	106	FV		500	1.98	664,900	665,400	665,400	Year End Roll	9/26/2019
2019	106	FV		500	1.98	647,300	647,800	647,800	Create Final va	6/4/2019
2018	106	FV		500	1.98	647,300	647,800	647,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BYRNE,BRIAN A	79066-225		11/3/2021	MULTI-PARCEL	1,760,000	No	No		
SISSON JOHN/BAR	23299-400		6/14/1993	CHANGE IN US	255,000	Yes	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	7150
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:	

