



PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		TRAPELO RD, LINCOLN
OWNERSHIP		
Unit #:		
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:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.377	411,500	6,700	962,200	1,380,400
Total Card 2.377 411,500 6,700 962,200 1,380,400					
Total Parcel 2.377 411,500 6,700 962,200 1,380,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 461.36		/Parcel: 461.36	

Legal Description
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
04/27/17

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	379,700	6300	2.377	934,200	1,320,200		Year End Roll	12/2/2024
2024	101	FV	375,500	6300	2.377	915,200	1,297,000		Year end	11/9/2023
2023	101	FV	325,200	6300	2.377	743,200	1,074,700	1,074,700	Year end	11/3/2022
2022	101	FV	276,900	6300	2.377	688,000	971,200	971,200	Year End Roll	10/19/2021
2021	101	FV	259,400	6300	2.377	643,200	908,900	908,900	Year End Roll	10/15/2020
2020	101	FV	257,200	6300	2.377	667,200	930,700	930,700	Year End Roll	9/26/2019
2019	101	FV	234,700	6300	2.377	649,600	890,600	890,600	Create Final va	6/4/2019
2018	101	FV	234,700	6300	2.377	649,600	890,600	890,600	Year End Roll	9/28/2017

Parcel ID 150 25 0

!1927!
PRINT
Date Time
09/26/25 17:26:31
LAST REV
Date Time
07/11/25 15:34:03
apro
1927

USER DEFINED

Prior Id # 1: 7160
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:

NARRATIVE DESCRIPTION

This parcel contains 2.377 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1952, having primarily CLAPBOARD Exterior and 2992 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

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 BARBARA	50443-260		12/7/2007		925,000	No	No		
SISSON BARBARA	28227-525		2/26/1998	CONVENIENC		1	No	No	
JOHN H, SISSON	20840-411		10/29/1990	FAMILY			No	No	

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/20/2025	SH-25-0006	MECHANIC	42,973	C				replace 2 condense
12/18/2024	R-24-0240	SOLAR PA	48,300	C				Install 34 solar p
3/25/2021	R-21-0050	ROOF	27,416	C	4/1/2021			Strip & re-roof ho
9/8/2011	4852	RENOVATI	63,000	C				inter reno to kit

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2025	INFO FM PRMT	7	SB
3/8/2022	SALES INSP	625	J Frank
4/27/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
9/26/1998	MEAS+INSPCTD	602	
2/23/1996	MEAS+INSPCTD	606	

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

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 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		0.54		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									3,780						3,800	Wetland

