



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	KARL TR HERMAN A
Owner 2:	KARL TR SUZANNE C
Owner 3:	KARL REALTY TRUST
Street 1:	15 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	KARL - HERMAN A
Owner 2:	KARL - SUZANNE C
Street 1:	15 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .821 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1915, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	LC	Historic Dst		U	A	SEPTIC
o	R1	Residential	100	t		
n				I		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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		35767		SQUARE FE	PRIME SITE		0	8.08	1.866	R4									539,179						539,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	445,900	7,300	0.821	539,200	992,400		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 423.38						/Parcel: 423.38	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	445,900	7300	.821	539,200	992,400	992,400	Year End Roll	9/28/2017
2017	101	FV	415,100	7300	.821	533,800	956,200	956,200	Year End Roll	9/29/2016
2016	101	FV	403,100	7300	.821	518,500	928,900	928,900	Year End Roll	1/14/2016
2015	101	FV	399,500	7300	.821	479,800	886,600	886,600	Year End	10/2/2014
2014	101	FV	374,400	7300	.821	447,100	828,800	828,800	Year End Roll	1/23/2014
2013	101	FV	367,200	7300	.821	433,700	808,200	808,200	Year End Roll	10/25/2012
2012	101	FV	374,400	7300	.821	444,400	826,100	826,100	Year End	1/26/2012
2011	101	FV	440,000	7300	.821	459,500	906,800	906,800	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KARL,HERMAN A	69548-163		7/3/2017	FAMILY		1	No	No		
GALTON HOPE A,	45291-375		5/31/2005		1150000	No	No			
BAKER IAN D,	43615-408		8/30/2004	CONVENIENC	100	No	No			
DONALDSON ELEAN	40284-487		8/2/2003		774600	No	No			
CHARLOTTE DONAL	11498-555		4/19/1968	FAMILY	32000	No	No			
DONALDSON EST M	93P3943E		12/31/1940	FAMILY	1	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/23/2003	2679	ROOF		C	7/1/2003			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/10/2011	MEAS/EXT INS	25	D ERSKINE
11/19/2005	ENTRY DENIED	615	D VELUTTI
3/23/2001	M&L COMPLETE	613	M COLE
2/27/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

