



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	POWER WENDY M
Owner 2:	HIRSCH STEVEN D
Owner 3:	
Street 1:	126 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2801 Type:

**PREVIOUS OWNER**

Owner 1:	BYRNE BRIAN A -
Owner 2:	BYRNE JULIE -
Street 1:	126 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2801

**NARRATIVE DESCRIPTION**

This Parcel contains .68 ACRES of land mainly classified as UNDEV

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
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
132	UNDEV		0.58		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									17,400						17,400	Access
132	UNDEV		0.1		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									600						600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.680	18,000	18,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A			/Parcel: N/A	
						Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	132	FV		0	.68	18,000	18,000	18,000	Year End Roll	9/28/2017
2017	132	FV		0	.68	18,000	18,000	18,000	Year End Roll	9/29/2016
2016	132	FV		0	.68	18,000	18,000	18,000	Year End Roll	1/14/2016
2015	132	FV		0	.68	18,000	18,000	18,000	Year End	10/2/2014
2014	132	FV		0	.68	18,000	18,000	18,000	Year End Roll	1/23/2014
2013	132	FV		0	.68	18,000	18,000	18,000	Year End Roll	10/25/2012
2012	132	FV		0	.68	18,000	18,000	18,000	Year End	1/26/2012
2011	132	FV		0	.68	18,000	18,000	18,000	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BYRNE BRIAN A,	53587-388		9/25/2009	MULTI-PARCEL	1150000	No	No			
DENORMANDIE PHI	19098-553		6/6/1988		40000	No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.68000	Total SF/SM:	29620.80	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 4	Total:	18,000	Spl Credit		Total:	18,000
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