



**PROPERTY LOCATION**

| No  | Alt No | Direction/Street/City |
|-----|--------|-----------------------|
| 130 |        | TRAPELO RD, LINCOLN   |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | CARRON BETH ANGELA  |
| Owner 2:  | SEDLAK PETER JOSPEH |
| Owner 3:  |                     |
| Street 1: | 130 TRAPELO RD      |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773 Type:         |

**PREVIOUS OWNER**

|           |                     |
|-----------|---------------------|
| Owner 1:  | Hirshman - Cheryl I |
| Owner 2:  | -                   |
| Street 1: | 130 Trapelo Rd      |
| Twn/City: | Lincoln             |
| St/Prov:  | MA Cntry            |
| Postal:   | 01773-2801          |

**NARRATIVE DESCRIPTION**

This Parcel contains 1.06 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Descip      | %   | Item    | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| Z          | R1   | Residential | 100 | U       | A    | SEPTIC |
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101      | ONE FAM     |          | 46173       |                    | SQUARE FE | PRIME SITE |           | 0          | 8.08       | 1.513 | R4    |            |           |        |   |        |   |        |   | 564,403         |           |   |           |        |      | 564,400   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code     | Building Value  | Yard Items                     | Land Size | Land Value | Total Value | Legal Description | User Acct |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 101          | 197,300         | 7,500                          | 1.060     | 564,400    | 769,200     |                   | 0         |
|              |                 |                                |           |            |             |                   | GIS Ref   |
|              |                 |                                |           |            |             |                   | GIS Ref   |
| Total Card   | 197,300         | 7,500                          | 1.060     | 564,400    | 769,200     | Entered Lot Size  |           |
| Total Parcel | 197,300         | 7,500                          | 1.060     | 564,400    | 769,200     | Total Land:       |           |
| Source:      | Market Adj Cost | Total Value per SQ unit /Card: |           | 315.99     | /Parcel:    | 315.99            | Insp Date |
|              |                 |                                |           |            |             | Land Unit Type:   | 08/16/07  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 101 | FV  | 197,300    | 7500      | 1.06      | 564,400    | 769,200     | 769,200       | Year End Roll | 9/28/2017  |
| 2017   | 101 | FV  | 195,100    | 7500      | 1.06      | 558,800    | 761,400     | 761,400       | Year End Roll | 9/29/2016  |
| 2016   | 101 | FV  | 190,800    | 7500      | 1.06      | 542,700    | 741,000     | 741,000       | Year End Roll | 1/14/2016  |
| 2015   | 101 | FV  | 188,700    | 7500      | 1.06      | 502,200    | 698,400     | 698,400       | Year End      | 10/2/2014  |
| 2014   | 101 | FV  | 180,000    | 7500      | 1.06      | 468,000    | 655,500     | 655,500       | Year End Roll | 1/23/2014  |
| 2013   | 101 | FV  | 175,700    | 7500      | 1.06      | 349,300    | 532,500     | 532,500       | Year End Roll | 10/25/2012 |
| 2012   | 101 | FV  | 187,700    | 7500      | 1.06      | 384,200    | 579,400     | 579,400       | Year End      | 1/26/2012  |
| 2011   | 101 | FV  | 194,700    | 7500      | 1.06      | 390,500    | 592,700     | 592,700       | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor          | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|------------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| Hirshman, Cheryl | 60104-356 |      | 9/27/2012 |           | 686000     | No | No  |       |                 |       |
| WILSON RAND E,   | 50846-35  |      | 3/7/2008  | FAMILY    |            | 1  | No  | No    |                 |       |
| GILLESPIE THADD  | 28978-301 |      | 8/13/1998 |           | 450000     | No | No  |       |                 |       |
| BYRNE, BRIAN A.  | 24705-80  |      | 7/15/1994 |           | 320000     | No | No  |       |                 |       |
| PETER B. MILLER  | 21090-34  |      | 4/9/1991  |           | 309900     | No | No  |       |                 |       |

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name        |
|-----------|--------------|-----|-------------|
| 6/11/2013 | SALES INSP   | 618 | G BOURGAULT |
| 8/16/2007 | MEAS/EXT INS | 616 | D MANZELLO  |
| 9/23/1998 | MEAS+INSPCTD | 602 | D TUCKER    |
| 2/24/1996 | MEAS+INSPCTD | 606 | J SMITH     |
| 8/10/1995 | INSPECTED    | 600 | PA          |
| 7/28/1995 | MEAS/EXT INS | 600 | PA          |

Sign: VERIFICATION OF VISIT NOT DATA

