

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DIAMOND CAPITAL INC
Owner 2:	
Owner 3:	
Street 1:	35 VILLAGE ROAD SUITE 100
Street 2:	
Twn/City:	MIDDLETON
St/Prov:	MA Cntry Own Occ: Y
Postal:	01949 Type:

PREVIOUS OWNER

Owner 1:	MCMORROW - MAUREEN C
Owner 2:	MCMORROW JR - RICHARD H
Street 1:	58 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2108

NARRATIVE DESCRIPTION

This Parcel contains 5.29 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1974, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 Infru	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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		3.273		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									98,190						98,200	
101	ONE FAM		0.18		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,080						1,100	Wetland

Total AC/HA:	5.28955	Total SF/SM:	230412.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	899,270	Spl Credit	Total:	899,300
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	510,500	1,400	5.290	899,300	1,411,200
Total Card	510,500	1,400	5.290	899,300	1,411,200
Total Parcel	510,500	1,400	5.290	899,300	1,411,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		339.52	/Parcel: 339.52

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	480,200	1400	5.29	896,100	1,377,700	1,377,700	Create Final value 2019	6/4/2019
2018	101	FV	480,200	1400	5.29	896,100	1,377,700	1,377,700	Year End Roll	9/28/2017
2017	101	FV	465,600	1500	5.29	896,100	1,363,200	1,363,200	Year End Roll	9/29/2016
2016	101	FV	456,900	1500	5.29	844,100	1,302,500	1,302,500	Year End Roll	1/14/2016
2015	101	FV	452,500	1500	5.29	788,900	1,242,900	1,242,900	Year End	10/2/2014
2014	101	FV	422,100	1500	5.29	779,300	1,202,900	1,202,900	Year End Roll	1/23/2014
2013	101	FV	413,400	1500	5.29	759,300	1,174,200	1,174,200	Year End Roll	10/25/2012
2012	101	FV	422,100	1500	5.29	779,300	1,202,900	1,202,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MCMORROW,MAUREE	73049-115		8/2/2019		1107000	No	No	
LENA NEWELL	12599-217		3/11/1974		41500	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/18/2000	1931	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
12/16/2000	M&L COMPLETE	610	
2/27/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	66 2 1
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:	

PRINT

Date	Time
09/30/19	19:52:19

LAST REV

Date	Time
08/07/19	15:12:27

blakeley
1822

