



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PELON BERNARD M M
Owner 2:	PUTUKIAN LISA A PELON
Owner 3:	
Street 1:	145 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2802 Type:

PREVIOUS OWNER

Owner 1:	LEMANDER WILLIAM C -
Owner 2:	-
Street 1:	145 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2802

NARRATIVE DESCRIPTION

This Parcel contains .94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1955, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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	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		40946		SQUARE FE	PRIME SITE		0	7.	1.668	R3									477,987						478,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	358,800		0.940	478,000	836,800		0
							GIS Ref
							GIS Ref
Total Card	358,800		0.940	478,000	836,800	Entered Lot Size	
Total Parcel	358,800		0.940	478,000	836,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	224.86	/Parcel:	224.86	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	327,700	0	.94	463,000	790,700	790,700	Create Final value 2019	6/4/2019
2018	101	FV	327,700	0	.94	463,000	790,700	790,700	Year End Roll	9/28/2017
2017	101	FV	325,700	0	.94	437,000	762,700	762,700	Year End Roll	9/29/2016
2016	101	FV	322,600	0	.94	424,000	746,600	746,600	Year End Roll	1/14/2016
2015	101	FV	316,400	0	.94	392,600	709,000	709,000	Year End	10/2/2014
2014	101	FV	303,900	0	.94	351,700	655,600	655,600	Year End Roll	1/23/2014
2013	101	FV	297,600	0	.94	341,400	639,000	639,000	Year End Roll	10/25/2012
2012	101	FV	297,600	0	.94	375,600	673,200	673,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LEMANDER WILLIA	1175-173		8/15/1997	FAMILY	395600	No	No			
	539-115		6/19/1955		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/2/2011	4919	ROOF		C				strip & re-roof lo
4/20/2007	3657	MANUAL	3,000	C	6/15/2007			install 2 skylight
6/8/2005	3202	RENO-ADD	280,000	C				reno bedrooms & ad

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2017	MEAS+INSPCTD	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
6/15/2007	MEAS+INSPCTD	100	
10/3/1998	MEAS+INSPCTD	602	
3/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

