



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LIU HUA
Owner 2:	LI QUN
Owner 3:	
Street 1:	135 TRAPELO RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2802 Type:

PREVIOUS OWNER

Owner 1:	SCHMERTZLER MARGARETTA B -
Owner 2:	SCHMERTZLER ALVIN L -
Street 1:	135 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2802

NARRATIVE DESCRIPTION

This Parcel contains .93 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1959, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

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:				Topo		
D				Street	1	PAVED
s				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		40510		SQUARE FE	PRIME SITE		0	7.	1.682	R3									477,071						477,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	322,900	9,500	0.930	477,100	809,500
Total Card		322,900	9,500	0.930	477,100
Total Parcel		322,900	9,500	0.930	477,100
Source: Market Adj Cost		Total Value per SQ unit /Card:		274.97	/Parcel: 274.97

Legal Description	User Acct
	GIS Ref
	GIS Ref
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	317,500	9500	.93	462,100	789,100	789,100	Create Final value 2019	6/4/2019
2018	101	FV	317,500	9500	.93	462,100	789,100	789,100	Year End Roll	9/28/2017
2017	101	FV	314,200	9500	.93	436,200	759,900	759,900	Year End Roll	9/29/2016
2016	101	FV	311,400	9500	.93	423,200	744,100	744,100	Year End Roll	1/14/2016
2015	101	FV	302,900	9500	.93	391,900	704,300	704,300	Year End	10/2/2014
2014	101	FV	280,400	9500	.93	351,000	640,900	640,900	Year End Roll	1/23/2014
2013	101	FV	274,700	9500	.93	340,800	625,000	625,000	Year End Roll	10/25/2012
2012	101	FV	274,700	9500	.93	374,800	659,000	659,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
SCHMERTZLER MAR	48250-302		9/29/2006		788000	No	No	
SCHMERTZLER, A	1133-10		9/30/1994	FAMILY	0	No	No	
LOIS MCARDLE/PE	16477-282		10/3/1985		370000	No	No	

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/5/2014	5733	ROOF	8,000	C				Repair damaged roo
6/16/2009	4210	ROOF		C				strip and re-roof
3/17/1997	1146-97	RENOVATI	12,000	C	7/16/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
10/3/1998	MEAS+INSPCTD	602	
7/16/1996	MEAS/EXT INS	600	
5/30/1996	MEAS+INSPCTD	606	
3/1/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92998	Total SF/SM:	40509.93	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	477,071	SpI Credit		Total:	477,100
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