



PROPERTY LOCATION

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

OWNERSHIP

Owner 1: LUFKIN MARTHA B G
 Owner 2:
 Owner 3:
 Street 1: 127 TRAPELO ROAD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry Own Occ: N
 Postal: 01773 Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	328,800		0.920	476,200	805,000
Total Card		328,800	0.920	476,200	805,000
Total Parcel		328,800	0.920	476,200	805,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 250.99		/Parcel: 250.99	

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

Insp Date	04/24/17
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PREVIOUS OWNER

Owner 1: GERSON SAREEN R -
 Owner 2: -
 Street 1: 877 OAKDALE CIR
 Twn/City: MILLERSVILLE
 St/Prov: MD Cntry
 Postal: 21108

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	312,600	0	.92	461,200	773,800	773,800	Create Final value 2019	6/4/2019
2018	101	FV	312,600	0	.92	461,200	773,800	773,800	Year End Roll	9/28/2017
2017	101	FV	306,600	0	.92	435,300	741,900	741,900	Year End Roll	9/29/2016
2016	101	FV	302,100	0	.92	422,400	724,500	724,500	Year End Roll	1/14/2016
2015	101	FV	290,100	0	.92	391,100	681,200	681,200	Year End	10/2/2014
2014	101	FV	287,100	0	.92	350,300	637,400	637,400	Year End Roll	1/23/2014
2013	101	FV	281,100	0	.92	340,100	621,200	621,200	Year End Roll	10/25/2012
2012	101	FV	281,100	0	.92	374,100	655,200	655,200	Year End	1/26/2012

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GERSON SAREEN R	40447-535		8/13/2003	CONVENIENC		1	No	No		LIFE ESTATE
GERSON NATHANIE	40447-531		8/13/2003	CONVENIENC		1	No	No		
NATHANIEL GERSON	18847-375		2/1/1988	FAMILY		0	No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/30/2017	6754	ROOF	19,000	C				Strip & re-roof dw
1/12/2000	1870	ROOF		C	5/19/2000			5/19/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/24/2017	MEAS/EXT INS	4	JG
8/16/2007	MEAS/EXT INS	616	D MANZELLO
5/19/2000	MEAS/EXT INS	610	
9/26/1998	MEAS+INSPCTD	602	
3/23/1996	MEAS+INSPCTD	606	
2/24/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA

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		40075		SQUARE FE	PRIME SITE		0	7.	1.697	R3									476,157						476,200	

Total AC/HA: 0.92000	Total SF/SM: 40075.20	Parcel LUC: 101 ONE FAM	Prime NB Desc	RES CAT 3	Total: 476,158	Spl Credit	Total: 476,200
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