

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRAISED:

977,500 /

977,500

USE VALUE:

977,500 /

977,500

ASSESSED:

977,500 /

977,500

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GADEPALLY VIJAY
Owner 2:	BHARADWAJ SHRUTHI J
Owner 3:	
Street 1:	64 TRAPELO ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HEWITT - MARK S
Owner 2:	HEWITT - MACHIKO S
Street 1:	PO BOX 334
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1954, having primarily WOOD SHING Exterior and 991 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	B	CESSPL
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	

Total AC/HA:	1.83655	Total SF/SM:	80000	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	798,400	SpI Credit	Total:	798,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	179,100		798,400	977,500
Total Card 1.837 179,100 798,400 977,500					
Total Parcel 1.837 179,100 798,400 977,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		986.38	/Parcel: 986.38

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	145,600	0	1.837	1,012,000	1,157,600		Year End Roll	12/2/2024
2024	101	FV	141,600	0	1.837	992,000	1,133,600		Year end	11/9/2023
2023	101	FV	124,100	0	1.837	840,000	964,100	964,100	Year end	11/3/2022
2022	101	FV	112,300	0	1.837	768,000	880,300	880,300	Year End Roll	10/19/2021
2021	101	FV	105,600	0	1.837	800,000	905,600	905,600	Year End Roll	10/15/2020
2020	101	FV	94,800	0	1.837	800,000	894,800	894,800	Year End Roll	9/26/2019
2019	101	FV	92,300	0	1.837	796,800	889,100	889,100	Create Final va	6/4/2019
2018	101	FV	92,300	0	1.837	796,800	889,100	889,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEWITT,MARK S	82886-570		6/14/2024		1,075,000	No	No		
DENORMANDIE TR,	78445-289		8/10/2021		975,000	No	No		
DENORMANDIE PHI	57274-265		8/10/2011	FAMILY	10	No	No		
MCMORROW RICHA	28611-370		5/22/1998		394,000	No	No		
NEWELL LENA EST	22478-456		10/8/1992		242,500	No	No		

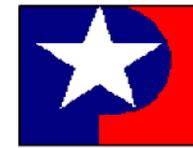
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
10/28/2012	MEAS+INSPCTD	618	G BOURGAULT
8/16/2007	MEAS+INSPCTD	616	D MANZELLO
4/22/1999	MEAS+INSPCTD	600	
3/23/1996	MEAS+INSPCTD	606	
6/9/1994	FIELDREV CHG	600	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	66 2 0
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:	
CivilDistrict:	
Ratio:	

!1821!

PRINT

Date	Time
09/26/25	17:11:57

LAST REV

Date	Time
07/14/25	12:46:40

apro
1821

