



PROPERTY LOCATION

No	Alt No	Direction/Street/City
65		TRAPELO RD, LINCOLN
Unit #:		
Owner 1: DENORMANDIE TR ROBERT		
Owner 2: C/O ALICE DENORMANDIE		
Owner 3: DENORMANDIE FARMS TRUST		
Street 1: 4 MINEBROOK ROAD PO BOX 220		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
713	7.940			2,311	2,311	
101	1.860	943,400	3,900	1,124,200	2,071,500	
Total Card		9.800	943,400	3,900	1,126,511	2,073,811
Total Parcel		9.800	943,400	3,900	1,126,511	2,073,811
Source: Market Adj Cost		Total Value per SQ unit /Card: 440.60		/Parcel: 440.60		

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

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	017	FV	887,700	3600	9.8	1,358,700	2,250,000		Year End Roll	12/2/2024
2024	017	FV	846,900	3600	9.8	1,238,900	2,089,400		Year end	11/9/2023
2023	017	FV	713,200	3600	9.8	1,218,900	1,935,700	1,699,207	Year end	11/3/2022
2022	017	FV	625,000	4800	9.8	1,160,500	1,790,300	1,553,807	Year End Roll	10/19/2021
2021	017	FV	670,300	4800	9.8	1,198,900	1,874,000	1,637,356	Year End Roll	10/15/2020
2020	017	FV	681,000	4800	9.8	1,158,900	1,844,700	1,608,024	Year End Roll	9/26/2019
2019	017	FV	683,900	4800	9.8	1,134,100	1,822,800	1,586,124	Create Final va	6/4/2019
2018	017	FV	683,900	4800	9.8	1,134,100	1,822,800	1,586,188	Year End Roll	9/28/2017

Parcel ID 150 59 0

!1827!

PRINT

Date	Time
09/26/25	17:12:41

LAST REV

Date	Time
05/15/25	14:06:26

USER DEFINED

Prior Id # 1:	66 6 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:	

NARRATIVE DESCRIPTION

This parcel contains 9.8 ACRES of land mainly classified as 017 with a ANTIQUE Building built about 1815, having primarily WOOD SHING Exterior and 4707 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 5 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENORMANDIE MAR	17727-438		12/30/1986	FAMILY		No	No		

PAT ACCT.

1827

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/29/2025	R-25-2024	APARTMEN	1,000	O				ADU convert to as
11/21/2001	2401	MANUAL	5,000	C	7/6/2002			portable accessory

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
12/1/2010	MEAS/EXT INS	25	D ERSKINE
7/6/2002	ENTRY DENIED	613	
12/16/2000	M&L COMPLETE	610	
3/7/1996	MEAS/EXT INS	606	
12/16/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
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	14.04	1.00	R6									1,123,200					1,123,200		
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									1,035					1,000		
713	HAY/GRN		7.94		ACRES	UNDEV	0.2	0	45,000.	0.20	R6									71,460		291			2,311	Wetland	

Total AC/HA:	9.79955	Total SF/SM:	426868	Parcel LUC:	017 017	Prime NB Desc	RES CAT 6	Total:	1,195,695	SpI Credit	69,149	Total:	1,126,511
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