

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DENORMANDIE ELIANA
Owner 2:	
Owner 3:	
Street 1:	45 TRAPELO ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DENORMANDIE - ELIANA
Owner 2:	-
Street 1:	45 TRAPELO RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2026

NARRATIVE DESCRIPTION

This parcel contains 11.981 ACRES of land mainly classified as 017 with a CAPE Building built about 1900, having primarily WOOD SHING Exterior and 2825 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z		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
109	MULT HS		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
109	MULT HS		0.933		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									32,655						32,700	
713	HAY/GRN		6.721		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									235,235		291				1,956	
713	HAY/GRN		2.49		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									17,430		291				725	Wetland

Total AC/HA:	11.98055	Total SF/SM:	521873	Parcel LUC:	017 017	Prime NB Desc	RES CAT 5	Total:	1,327,720	SpI Credit	249,984	Total:	1,077,781
--------------	----------	--------------	--------	-------------	---------	---------------	-----------	--------	-----------	------------	---------	--------	-----------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
713	9.211			2,681	2,681	
109	2.770	897,600	73,100	1,075,100	2,045,800	
Total Card		11.981	897,600	73,100	1,077,781	2,048,481
Total Parcel		11.981	1,331,700	84,800	1,077,781	2,494,281
Source:		Market Adj Cost	Total Value per SQ unit /Card:		725.06 /Parcel: 528.24	

Legal Description	User Acct
	0
	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
2025	017	FV	1,254,900	79200	11.981	1,297,365	2,631,465		Year End Roll	12/2/2024
2024	017	FV	1,221,300	79200	11.981	1,236,570	2,537,070		Year end	11/9/2023
2023	017	FV	1,093,400	79200	11.981	1,084,570	2,257,170	2,042,580	Year end	11/3/2022
2022	017	FV	946,800	79200	11.981	1,012,570	2,038,570	1,823,980	Year End Roll	10/19/2021
2021	017	FV	906,000	79200	11.981	1,044,570	2,029,770	1,815,005	Year End Roll	10/15/2020
2020	017	FV	847,200	79200	11.981	1,044,570	1,970,970	1,756,168	Year End Roll	9/26/2019
2019	017	FV	846,600	79200	11.981	1,041,370	1,967,170	1,752,368	Create Final va	6/4/2019
2018	017	FV	846,600	79200	11.981	1,041,370	1,967,170	1,752,442	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENORMANDIE,ELI	51772-86		10/8/2008	CONVENIENC		1	No	No	
DENORMANDIE,ROB	19225-444		7/28/1988	FAMILY			No	No	

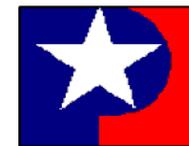
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2022	R-22-0229	SOLAR PA	44,988	C	1/29/2023			Install 27 roof-mo
5/24/2021	R-21-0101	MANUAL	8,000	C	6/1/2021			Weatherization & a
6/19/2013	5450	WINDOWS	76,981	C				interior repairs d
8/16/2011	4824	RENOVATI	101,000	C	6/19/2012			interior renovatio
3/11/2003	2652	MANUAL	18,000	C	6/21/2003			repair to sub floo
5/22/2001	2232	ROOF		C				garage and section
1/16/1998	1331	RENOVATI	90,000	C	7/1/1999			rm kit/frm 5/1/99

ACTIVITY INFORMATION

Date	Result	By	Name
6/19/2012	MEAS+INSPCTD	25	D ERSKINE
12/1/2010	MEAS+INSPCTD	25	D ERSKINE
6/21/2003	MEAS+EXT INS	615	
12/16/2000	M&L COMPLETE	610	
5/1/1999	MEAS+INSPCTD	602	
6/3/1998	MEAS+INSPCTD	600	
2/27/1996	MEAS+INSPCTD	606	
10/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	66 7 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:	

!1828!

PRINT

Date	Time
09/26/25	17:12:48

LAST REV

Date	Time
04/26/23	12:35:36

blakeley	1828
----------	------

