

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TOWN OF LINCOLN
Owner 2:	CONSERVATION
Owner 3:	
Street 1:	16 LINCOLN ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MARONI - KEVIN J
Owner 2:	-
Street 1:	330 BANYON ROAD
Twn/City:	GULF STREAM
St/Prov:	FL Cntry
Postal:	33483

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as MUNI VAC CON

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
932	MUNI VAC CC		1.5		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									52,500						52,500	Unbuildable - cons

Total AC/HA:	1.50000	Total SF/SM:	65340	Parcel LUC:	932	MUNI VAC CON	Prime NB Desc	RES CAT 3	Total:	52,500	SpI Credit	Total:	52,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
932	1.500			52,500	52,500
Total Card	1.500			52,500	52,500
Total Parcel	1.500			52,500	52,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	1.5	52,500	52,500		Year End Roll	12/2/2024
2024	132	FV		0	1.5	45,000	45,000		Year end	11/9/2023
2023	132	FV		0	1.5	45,000	45,000	45,000	Year end	11/3/2022
2022	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	10/19/2021
2021	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	10/15/2020
2020	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	9/26/2019
2019	132	FV		0	1.5	45,000	45,000	45,000	Create Final va	6/4/2019
2018	132	FV		0	1.5	45,000	45,000	45,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARONI,KEVIN J	01624-24		2/5/2025	INVOLVED GOV		1	No	No	
MARONI TR,MARIL	01622-23		12/6/2024	CONVENIENC		99	No	No	
MARONI JAMAN M/	1080-129		4/30/1991	FAMILY	5,800		No	No	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total:	52,500	SpI Credit	Total:	52,500
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	68 13 1
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:	

!1865!

PRINT

Date	Time
09/26/25	17:18:11

LAST REV

Date	Time
03/03/25	09:54:38

apro	1865
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