

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		STRATFORD WY, LINCOLN

OWNERSHIP

Owner 1:	GRASSO JR TR RONALD F
Owner 2:	MURPHY TR HEATHER
Owner 3:	4 STRATFORD WAY REVOC TRUST
Street 1:	4 STRATFORD WY
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GRASSO JR - RONALD F
Owner 2:	GRASSO - HEATHER B
Street 1:	4 STRATFORD WY
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.955 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1999, having primarily CLAPBOARD Exterior and 8977 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 5 Bdrms.

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.11832		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									4,141						4,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.955	1,694,300		1,046,500	2,740,800
Total Card		1.955	1,694,300	1,046,500	2,740,800
Total Parcel		1.955	1,694,300	1,046,500	2,740,800
Source: Market Adj Cost		Total Value per SQ unit /Card: 305.32		/Parcel: 305.32	

Legal Description

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	101	FV	1,641,300	0	1.955	1,016,100	2,657,400		Year End Roll	12/2/2024
2024	101	FV	1,552,700	0	1.955	995,600	2,548,300		Year end	11/9/2023
2023	101	FV	1,552,700	0	1.955	843,500	2,396,200	2,396,200	Year end	11/3/2022
2022	101	FV	1,347,700	0	1.955	771,500	2,119,200	2,119,200	Year End Roll	10/19/2021
2021	101	FV	1,438,600	0	1.955	963,500	2,402,100	2,402,100	Year End Roll	10/15/2020
2020	101	FV	1,437,700	0	1.955	923,500	2,361,200	2,361,200	Year End Roll	9/26/2019
2019	101	FV	1,414,400	0	1.955	898,700	2,313,100	2,313,100	Create Final va	6/4/2019
2018	101	FV	1,414,400	0	1.955	898,700	2,313,100	2,313,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRASSO JR,RONAL	83963-294		4/14/2025	CONVENIENC		1	No	No	
FRANKEL,DAVID	82965-510		7/2/2024		2,920,125	No	No		
KLIGER SCOTT A,	40796-237		9/8/2003		2,650,000	No	No		
COUNTRYSIDE BLD	30298-003		6/15/1999		1,790,000	No	No		
STRATFORD REALT	29166-379		9/30/1998	CHANGE IN US	555,000	Yes	No		
	7957-120		9/19/1952			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/12/2019	R-19-0014	KITCHEN	62,000	C	7/17/2019			Kitchen remodel
1/22/2019	7303	WINDOWS	9,397	C	7/23/2019			Replace 2 windows
3/13/2017	6684	ROOF	45,000	C				Remove asphalt shi
5/14/2009	4180	ROOF		C				strip & re-roof
4/22/1999	1689	FINISH B	40,000	C	7/1/1999			
11/2/1998	1570	NEW HOME	440,500	C	7/1/1999			
9/14/1998	1523	NEW HOME	20,000	C	7/1/1999			Foundation only

ACTIVITY INFORMATION

Date	Result	By	Name
4/29/2025	INFO FM PRMT	7	SB
6/8/2020	QUESTIONNAIR	624	W Coelho
4/17/2018	MEAS/EXT INS	622	K Cuoco
11/6/2008	MEAS+INSPCTD	100	
3/14/2003	ABATE-INSPEC	615	
7/1/1999	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	71711
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:	

