



PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		STRATFORD WY, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: RAJA ALI SHABHAZ		
Owner 2: RAJA DANIELLE MARIE		
Owner 3:		
Street 1: 15 STRATFORD WY		
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
101	1.839	2,046,100	1,400	1,123,300	3,170,800
Total Card 1.839 2,046,100 1,400 1,123,300 3,170,800					
Total Parcel 1.839 2,046,100 1,400 1,123,300 3,170,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 347.87		/Parcel: 347.87	

Legal Description
3443
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
03/18/25

PREVIOUS OWNER

Owner 1: ZIMMERMAN - JOEL D		
Owner 2: ZIMMERMAN - JOANNE V		
Street 1: 15 STRATFORD WY		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	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	1,989,700	1300	1.839	1,080,100	3,071,100		Year End Roll	12/2/2024
2024	101	FV	1,882,500	1300	1.839	1,000,100	2,883,900		Year end	11/9/2023
2023	101	FV	1,882,500	1300	1.839	980,100	2,863,900	2,863,900	Year end	11/3/2022
2022	101	FV	1,637,900	1900	1.839	921,700	2,561,500	2,561,500	Year End Roll	10/19/2021
2021	101	FV	1,748,800	1900	1.839	960,100	2,710,800	2,710,800	Year End Roll	10/15/2020
2020	101	FV	1,749,500	1900	1.839	920,100	2,671,500	2,671,500	Year End Roll	9/26/2019
2019	101	FV	1,722,300	1900	1.839	895,300	2,619,500	2,619,500	Create Final va	6/4/2019
2018	101	FV	1,722,300	1900	1.839	895,300	2,619,500	2,619,500	Year End Roll	9/28/2017

Parcel ID 150 18 0

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USER DEFINED

Prior Id # 1:	71 7 22
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 1.839 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 1999, having primarily CLAPBOARD Exterior and 9115 Square Feet, with 1 Unit, 6 Baths, 0 3/4 Bath, 1 HalfBath, 16 Rooms, and 5 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZIMMERMAN,JOEL	82422-433		1/24/2024		3,200,000	No	No		
GAN FRANCIS C K	33908-164		10/26/2001		2,235,000	No	No		
GAN FRANCIS C K	29565-221		12/22/1998	CONVENIENC		1	No	No	
STRATFORD REALT	28832-519		6/30/1998	CHANGE IN US	560,000	Yes	No		
	7957-120		9/19/1952			No	No		

PAT ACCT.

apros	1940
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
2/8/2024	R-24-0027	ROOF	58,250	C				Strip & re-roof
5/30/2019	R-19-0068	RENOVATI	50,000	C				Replace decking &
7/2/2009	4222	GARAGE	250,000	C	6/21/2011			2 Story garage add
8/30/2006	3509	MANUAL	11,000	C				reno deck w/trex-r
1/18/2002	2421	MANUAL	23,000	C	7/6/2002			deck for hot tub,
4/5/2000	1915	FINISH B	280,000	C	5/19/2001			
9/28/1998	1535	NEW HOME	658,000	C	5/31/2000			5/31/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
3/18/2025	MEAS/EXT INS	6	JN
6/21/2011	PERMIT VISIT	618	G BOURGAULT
7/26/2010	MEAS+INSPCTD	25	D ERSKINE
10/15/2009	MEAS/EXT INS	25	D ERSKINE
5/7/2004	MEAS+INSPCTD	600	
7/6/2002	ENTRY DENIED	613	
5/19/2001	MEAS/EXT INS	614	
5/31/2000	MEAS/EXT INS	610	
7/1/1999	MEAS/EXT INS	600	

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		0.00275		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									124						100	

