

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DENORMANDIE THOMAS L
Owner 2:	MCCARY KATHERINE D
Owner 3:	LOCHIATO VICTORIA D
Street 1:	11 OLD CONCORD ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DENORMANDIE TR - THOMAS L
Owner 2:	-
Street 1:	11 OLD CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2026

NARRATIVE DESCRIPTION

This Parcel contains 10.856 ACRES of land mainly classified as HAY/GRN

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
713	HAY/GRN		7.856		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									274,960			291			2,286	
713	HAY/GRN		3		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									21,000			291			873	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
713	10.856			3,159	3,159
Total Card	10.856			3,159	3,159
Total Parcel	10.856			3,159	3,159
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	071	FV		0	10.857	2,285,201	2,285,201		Year End Roll	12/2/2024
2024	071	FV		0	10.857	2,212,142	2,212,142		Year end	11/9/2023
2023	071	FV		0	10.857	1,908,206	1,908,206	2,333	Year end	11/3/2022
2022	713	FV		0	10.857	966,600	966,600	2,333	Year End Roll	10/19/2021
2021	713	FV		0	10.857	998,600	998,600	2,120	Year End Roll	10/15/2020
2020	713	FV		0	10.857	998,600	998,600	2,084	Year End Roll	9/26/2019
2019	713	FV		0	10.857	995,400	995,400	2,084	Create Final va	6/4/2019
2018	713	FV		0	10.857	995,400	995,400	2,220	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DENORMANDIE TR,	80874-386		10/27/2022	CONVENIENC		99	No	No	
DENORMANDIE ELI	51772-86		10/8/2008	FAMILY		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
5/5/2020	R-20-0066	RENO-ADD	23,005	C	6/30/2021			Unsupported wood c

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	66 7 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:	

PRINT

Date	Time
09/26/25	19:30:00

LAST REV

Date	Time
04/11/25	11:10:29

apro 2850

