

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DENORMANDIE TR THOMAS L
Owner 2:	
Owner 3:	TKV REAL ESTATE TRUST
Street 1:	11 OLD CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773-2026 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 8.11 ACRES of land mainly classified as HAY/GRN

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
713	HAY/GRN		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800			0.0044			352	
713	HAY/GRN		6.273		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									188,190			192			1,204	

Total AC/HA:	8.10955	Total SF/SM:	353252.03	Parcel LUC:	713 HAY/GRN	Prime NB Desc	RES CAT 5	Total:	984,990	Spl Credit	983,434	Total:	1,556
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2019

apro

2019

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
713			8.110	1,556	1,556		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	713	FV		0	8.11	984,990	984,990	1,671	Year End Roll	9/28/2017
2017	713	FV		0	8.11	984,990	984,990	1,827	Year End Roll	9/29/2016
2016	713	FV		0	8.11	932,990	932,990	1,457	Year End Roll	1/14/2016
2015	713	FV		0	8.11	877,790	877,790	1,457	Year End	10/2/2014
2014	713	FV		0	8.11	868,190	868,190	1,457	Year End Roll	1/23/2014
2013	713	FV		0	8.11	848,190	848,190	1,457	Year End Roll	10/25/2012
2012	713	FV		0	8.11	1,148,190	1,148,190	1,435	Year End	1/26/2012
2011	713	FV		0	8.11	1,255,390	1,255,390	1,435	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DENORMANDIE ROB	51772-82		10/8/2008	FAMILY		1	No	No		
DENORMANDIE MAR	17727-438		12/30/1986	FAMILY		0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	66 6 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:	

PRINT

Date	Time
10/03/18	06:20:46

LAST REV

Date	Time
04/23/12	10:54:28

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