



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		CAMBRIDGE TP, LINCOLN

OWNERSHIP

Owner 1:	TROSTTEANETCHI VLADIMIR
Owner 2:	NEDZELSCAIA LIUBOV
Owner 3:	
Street 1:	3 RED MAPLE LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CASSIDY TR - BRIAN P
Owner 2:	-
Street 1:	39 CHELMSFORD STREET
Twn/City:	LOWELL
St/Prov:	MA Cntry
Postal:	01851

NARRATIVE DESCRIPTION

This Parcel contains .85 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		0.85		ACRES	EXCESS ACRE		0	30,000.	1.000	R1									25,500						25,500	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.850	25,500	25,500		
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
2023	132	FV		0	.85	25,500	25,500	25,500	Year end	11/3/2022
2022	132	FV		0	.82	24,600	24,600	24,600	Year End Roll	10/19/2021
2021	132	FV		0	.82	24,600	24,600	24,600	Year End Roll	10/15/2020
2020	132	FV		0	.82	18,500	18,500	18,500	Year End Roll	9/26/2019
2019	132	FV		0	.82	17,200	17,200	17,200	Create Final value 2019	6/4/2019
2018	132	FV		0	.82	17,200	17,200	17,200	Year End Roll	9/28/2017
2017	132	FV		0	.82	17,200	17,200	17,200	Year End Roll	9/29/2016
2016	132	FV		0	.82	17,200	17,200	17,200	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASSIDY TR,BRIA	81012-1		12/1/2022	MULTI-PARCEL	25,000	No	No			
CASSIDY HENRY	19068-180		5/24/1988	FAMILY		No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.85000	Total SF/SM:	37026.00	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 1	Total:	25,500	SpI Credit:		Total:	25,500
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