

120

13

0

1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

669,500 /

USE VALUE:

669,500 /

669,500

ASSESSed:

669,500 /

669,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		RED MAPLE LANE, 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:	4 TANGLEWOOD CIRCLE
Twn/City:	READING
St/Prov:	MA Cntry
Postal:	01867-1558

NARRATIVE DESCRIPTION

This parcel contains 1.1 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1949, having primarily STUCCO Exterior and 1043 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	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
101	ONE FAM		47916		SQUARE FE	PRIME SITE		0	7.25	1.47	R1									510,217						510,200	

Total AC/HA:	1.10000	Total SF/SM:	47916	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 1	Total:	510,217	SpI Credit	Total:	510,200
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.100	158,900	400	510,200	669,500
Total Card 1.100 158,900 400 510,200 669,500					
Total Parcel 1.100 158,900 400 510,200 669,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		642.21	/Parcel: 642.21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	139,100	300	1.1	480,700	620,100		Year End Roll	12/2/2024
2024	101	FV	133,300	300	1.1	471,500	605,100		Year end	11/9/2023
2023	101	FV	132,400	300	1.1	492,600	625,300	625,300	Year end	11/3/2022
2022	101	FV	121,200	300	1.1	445,500	567,000	567,000	Year End Roll	10/19/2021
2021	101	FV	109,700	300	1.1	387,100	497,100	497,100	Year End Roll	10/15/2020
2020	101	FV	102,000	300	1.1	250,700	353,000	353,000	Year End Roll	9/26/2019
2019	101	FV	103,900	300	1.1	223,700	327,900	327,900	Create Final va	6/4/2019
2018	101	FV	103,900	300	1.1	223,700	327,900	327,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASSIDY TR,BRIA	81011-597		12/1/2022	MULTI-PARCEL	470,000	No	No		
VERNA E. CASSID	19068-180		5/24/1988	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/2022	R-22-0294	KITCHEN	10,200	O				Kitchen & bath rem

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	MEAS/EXT INS	622	K Cuoco
9/17/2009	MEAS/EXT INS	25	D ERSKINE
11/23/2002	ENTRY DENIED	615	
9/15/2001	ENTRY DENIED	613	
1/17/1996	ENTRY DENIED	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	23 15 0
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	15:30:38

LAST REV

Date	Time
02/09/23	09:04:09

blakeley
928

