| Map | Lot | Sublot | Building | Unit | CARD |
|---|---|---|---|---|---|
| 162 | 13 | 0 | | | 1 of 1 |

RESIDENTIAL

# Town Of Lincoln

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 3,198,800 | / | 3,198,800 |
| USE VALUE: | 3,198,800 | / | 3,198,800 |
| ASSESSED: | 3,198,800 | / | 3,198,800 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 16 | | TODD POND RD, LINCOLN |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | LEE TR JEANNIE T |
| Owner 2: | 16 TODD POND ROAD REALTY TRUST |
| Owner 3: | |
| Street 1: | 8 HASTINGS ROAD |
| Street 2: | |
| Twn/City: | WESTON |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 02493 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | TRAYNOR - GABRIELA POMA |
| Owner 2: | - |
| Street 1: | 16 TODD POND ROAD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

## NARRATIVE DESCRIPTION

This parcel contains 4.208 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2020, having primarily ABOVE AVG Exterior and 8829 Square Feet, with 0 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 15 Rooms, and 5 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 |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 101 | 4.208 | 2,103,900 | 10,700 | 1,084,200 | 3,198,800 |
| Total Card | 4.208 | 2,103,900 | 10,700 | 1,084,200 | 3,198,800 |
| Total Parcel | 4.208 | 2,103,900 | 10,700 | 1,084,200 | 3,198,800 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 362.30 | /Parcel: 362.30

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 04/05/22

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

## PREVIOUS ASSESSMENT

Parcel ID 162 13 0

!2298!

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2025 | 101 | FV | 1,759,800 | 10000 | 4.208 | 1,053,800 | 2,823,600 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 1,643,300 | 10000 | 4.208 | 1,027,800 | 2,681,100 | | Year end | 11/9/2023 |
| 2023 | 101 | FV | 1,396,700 | 10000 | 4.208 | 875,800 | 2,282,500 | 2,282,500 | Year end | 11/3/2022 |
| 2022 | 130 | FV | | 0 | 4.208 | 803,800 | 803,800 | 803,800 | Year End Roll | 10/19/2021 |
| 2021 | 130 | FV | | 0 | 4.208 | 835,800 | 835,800 | 835,800 | Year End Roll | 10/15/2020 |
| 2020 | 130 | FV | | 0 | 4.208 | 835,800 | 835,800 | 835,800 | Year End Roll | 9/26/2019 |
| 2019 | 130 | FV | | 0 | 4.208 | 832,600 | 832,600 | 832,600 | Create Final va | 6/4/2019 |
| 2018 | 130 | FV | | 0 | 4.208 | 832,600 | 832,600 | 832,600 | Year End Roll | 9/28/2017 |

PRINT

| Date | Time |
|---|---|
| 09/26/25 | 18:16:55 |

LAST REV

| Date | Time |
|---|---|
| 12/12/22 | 10:02:19 |

apro

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 94 19 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: | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2298

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TRAYNOR,GABRIEL | 80016-267 | | 4/22/2022 | | 2,875,000 | No | No | | |
| TRAYNOR,THOMAS | 79824-522 | | 3/15/2022 | DIVORCE/ESTA | | No | No | | |
| Kass Tr,Amalie | 59217-191 | | 6/1/2012 | | 1,510,000 | No | No | | |
| KASS EDWARD H, | 51197-568 | | 5/20/2008 | FAMILY | 1 | No | No | | |
| BALDWIN ROBERT | 13096-494 | | 11/19/1976 | | 194,200 | No | No | | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 3/15/2016 | 6370 | NEW HOME | 4,000,000 | O | | | | Single family home |
| 4/11/2014 | 5710 | NEW HOME | 1,500,000 | C | | | | Construct new sing |
| 12/6/2013 | 5615 | DEMOLITI | 30,000 | C | 5/27/2015 | | | demo dwelling stru |
| 8/21/2006 | 3498 | ROOF | | C | | | | strip & re-roof dw |
| 7/1/2002 | 2528 | DEMOLITI | 3,500 | C | 6/21/2003 | | | paddle tennis cour |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 4/5/2022 | MEAS+INSPCTD | 625 | J Frank |
| 6/2/2016 | PERMIT VISIT | 618 | G BOURGAULT |
| 5/27/2015 | PERMIT VISIT | 619 | DH |
| 5/13/2014 | MEAS/EXT INS | 25 | D ERSKINE |
| 11/21/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/21/2003 | MEAS/EXT INS | 615 | |
| 2/21/1996 | ABATE-INSPEC | 600 | |
| 11/1/1988 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 101 | ONE FAM | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 13.03 | 1.00 | R5 | | | | | | | | | 1,042,400 | | | | | | 1,042,400 | |
| 101 | ONE FAM | | 0.901 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R5 | | | | | | | | | 31,535 | | | | | | 31,500 | |
| 101 | ONE FAM | | 1.47 | | ACRES | UNDEV | 0.2 | 0 | 35,000. | 0.20 | R5 | | | | | | | | | 10,290 | | | | | | 10,300 | Wetland |

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 4.20755 | Total SF/SM: | 183281 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 5 | Total: | 1,084,225 | Spl Credit | | Total: | 1,084,200 |

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 9 - CONTEMPORARY | | |
| Sty Ht: | | | |
| (Liv) Units: | | Total: | 0 |
| Foundation: | | | |
| Frame: | 2 - STEEL | | |
| Prime Wall: | 14 - ABOVE AVG | | |
| Sec Wall: | | | % |
| Roof Struct: | 4 - FLAT | | |
| Roof Cover: | 11 - MEMBRANE | | |
| Color: | | | |
| View / Desir: | | | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 5 | Rating: | NONE |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 1 | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 1 | Rating: | NONE |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | |
| WSFlue: | | Rating: | |

## COMMENTS

FORMERLY-8 WOODBROOK RD. CHANGED 9/93. 6/2014 SEE PLAN 2013-520 PARCEL X (276SF) ACQUIRED FROM 14 TODD POND ROAD SEE DEED BOOK 62230 PAGE 106.

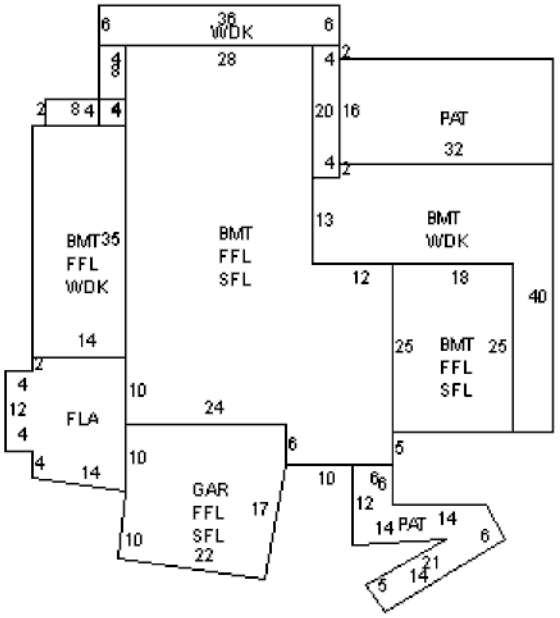
## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 1 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | 10 |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | 5 | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 15 | BRs: | 5 | Baths: | 5 | HB | 1 |
|---|---|---|---|---|---|---|---|---|

## SKETCH




## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | AA - SUPERB | | |
| Year Blt: | 2020 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 1 | 15 | 5 | M |
| Totals | | | |
| 1 | 15 | 5 | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | 14 | | |
| Prim Int Wal | 5 - MINIMUM | | |
| Sec Int Wall: | | | % |
| Partition: | | | |
| Prim Floors: | | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - CONCRETE | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | | | |
| Insulation: | | | |
| Int vs Ext: | | | |
| Heat Fuel: | 5 - NONE | | |
| Heat Type: | | | |
| # Heat Sys: | | | |
| % Heated: | 0 | % AC: | 0 |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | EX - Excellent | 0.4 | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | NC - NEWCON | 40. | % |
| Override: | | | % |
| | Total: | 40.24 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 167.00 |
| Size Adj.: | 0.83998203 |
| Const Adj.: | 0.95387650 |
| Adj $ / SQ: | 133.807 |
| Other Features: | 15964 |
| Grade Factor: | 3.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 3520558 |
| Depreciation: | 1416673 |
| Depreciated Total: | 2103885 |

## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | | Ind.Val | 1659803.723 |

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 401.42 |
| Special Features: | 0 | Val/Su Net: | 163.02 |
| Final Total: | 2103900 | Val/Su SzAd | 315.52 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| BMT | BASEMENT | 3,602 | 63.560 | 228,937 |
| FFL | 1ST FLOOR | 3,422 | 133.810 | 457,887 |
| SFL | 2ND FLOOR | 2,932 | 133.810 | 392,322 |
| WDK | WOOD DECK | 1,388 | 16.350 | 22,688 |
| PAT | PATIO | 746 | 14.980 | 11,175 |
| GAR | GARAGE | 502 | 38.520 | 19,337 |
| FLA | WALKOUT BSMT | 314 | 80.280 | 25,209 |
| | Net Sketched Area: | 12,906 | Total: | 1,157,555 |
| Size Ad | 6668 | Gross Area | 12906 | FinArea | 8829 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | FLA | 60 | E | |

## MOBILE HOME

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| Make: | | Model: | | Serial # | | Year: | | Color: | |

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 162 13 0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 10 | POOL I-C | A | Y | 1 | 32x16 | E | AV | 2020 | 40.95 | T | 15 | 101 | | | 10,700 | | | 10,700 |

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | 10,700 | Total Special Featues: | | Total: | 10,700 |

## IMAGE

AssessPro Patriot Properties, Inc