

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		TODD POND RD, LINCOLN

OWNERSHIP

Owner 1:	OAKLEY TRISTRAM
Owner 2:	STRINGER ROBERT A
Owner 3:	
Street 1:	15 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3801 Type:

PREVIOUS OWNER

Owner 1:	KAHN - JOEL A
Owner 2:	KAHN - DEBORAH C
Street 1:	15 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3801

NARRATIVE DESCRIPTION

This parcel contains 2.247 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1965, having primarily CLAPBOARD Exterior and 4245 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 2 HalfBaths, 9 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

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		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.41		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									2,870						2,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.247	1,057,000	5,900	801,300	1,864,200
Total Card 2.247 1,057,000 5,900 801,300 1,864,200					
Total Parcel 2.247 1,057,000 5,900 801,300 1,864,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 439.20		/Parcel: 439.20	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,018,100	5600	2.247	778,100	1,801,800		Year End Roll	12/2/2024
2024	101	FV	987,500	5600	2.247	762,500	1,755,600		Year end	11/9/2023
2023	101	FV	862,700	5600	2.247	702,500	1,570,800	1,570,800	Year end	11/3/2022
2022	101	FV	746,700	5600	2.247	635,300	1,387,600	1,387,600	Year End Roll	10/19/2021
2021	101	FV	736,200	5600	2.247	562,500	1,304,300	1,304,300	Year End Roll	10/15/2020
2020	101	FV	670,900	5600	2.247	562,500	1,239,000	1,239,000	Year End Roll	9/26/2019
2019	101	FV	666,900	5600	2.247	544,900	1,217,400	1,217,400	Create Final va	6/4/2019
2018	101	FV	666,900	5600	2.247	544,900	1,217,400	1,217,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAHN,JOEL A	68020-224		9/15/2016		1,265,000	No	No		
MCCONCHIE JAMES	33222-277		7/10/2001		1,285,000	No	No		
MLAVSKY ADRAHAM	16153-541		5/10/1985		346,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2020	R-20-0223	MANUAL	6,000	C	12/18/2020			Weatherization/air
8/16/2018	7173	BATH	14,000	C	10/1/2018			Construct a bathro
5/22/1995	718-95	WDK	4,500	C	6/24/1996			DECK

ACTIVITY INFORMATION

Date	Result	By	Name
2/6/2019	PERMIT VISIT	622	K Cuoco
1/3/2017	SALES INSP	618	G BOURGAULT
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/7/2002	MEAS+INSPCTD	600	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	94 2 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	18:17:06

LAST REV

Date	Time
05/10/21	09:20:22

blakeley
2299

