



Patriot Properties Inc.

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 20, , TODD POND RD, LINCOLN

OWNERSHIP

Table with 2 columns: Owner, Unit#. Owners: HARNDEN ERIC H, GUZZI JILL D. Street: 20 TODD POND RD. Twn/City: LINCOLN. St/Prov: MA. Postal: 01773.

PREVIOUS OWNER

Table with 2 columns: Owner, Unit#. Owners: CARLSON CLAIR A JR TR -, HURLINGHAM REALTY TRUST -. Street: 117 S 14TH ST #300. Twn/City: RICHMOND. St/Prov: VA. Postal: 23219.

NARRATIVE DESCRIPTION

This parcel contains 3.05 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1965, having primarily WOOD SHING Exterior and 5935 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Table with 4 columns: Code, Descrip/No, Amount, Com. Int.

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes items for water/sewer, electricity, flood hazard, and gas.

LAND SECTION (First 7 lines only)

Table with 23 columns: 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.

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card and Total Parcel rows.

PREVIOUS ASSESSMENT

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2018 to 2025.

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Lists sales transactions for CARLSON CLAIR A, COHEN KENNETH A, HUNT, DANIEL K., and ROEHR MARCIA.

BUILDING PERMITS

Table with 9 columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Lists building permits from 1995 to 2018.

ACTIVITY INFORMATION

Table with 4 columns: Date, Result, By, Name. Lists activity records from 1988 to 2020.

Sign: VERIFICATION OF VISIT NOT DATA

