

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BLESIOUS TR CARL R
Owner 2:	BLESIOUS TR ROBIN A
Owner 3:	C BLESIOUS/R BLESIOUS REVOC TRST
Street 1:	22 TODD POND
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HEISTEN - ALYSSA
Owner 2:	-
Street 1:	2762 W MORGAN HEIGHTS ROAD
Twn/City:	CARTHAGE
St/Prov:	MO Cntry
Postal:	64836

NARRATIVE DESCRIPTION

This parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1970, having primarily WOOD SHING Exterior and 5041 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									70						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.847	1,377,600	23,100	958,500	2,359,200
Total Card 1.847 1,377,600 23,100 958,500 2,359,200					
Total Parcel 1.847 1,377,600 23,100 958,500 2,359,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 467.98		/Parcel: 467.98	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	936,700	12000	1.847	930,500	1,879,200		Year End Roll	12/2/2024
2024	101	FV	903,900	12000	1.847	912,100	1,828,000		Year end	11/9/2023
2023	101	FV	784,100	12000	1.847	740,100	1,536,200	1,536,200	Year end	11/3/2022
2022	101	FV	670,400	16400	1.847	684,900	1,371,700	1,371,700	Year End Roll	10/19/2021
2021	101	FV	462,700	16400	1.847	640,100	1,119,200	1,119,200	Year End Roll	10/15/2020
2020	101	FV	455,200	16400	1.847	664,100	1,135,700	1,135,700	Year End Roll	9/26/2019
2019	101	FV	431,700	16400	1.847	646,500	1,094,600	1,094,600	Create Final va	6/4/2019
2018	101	FV	431,700	16400	1.847	646,500	1,094,600	1,094,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEISTEN,ALYSSA	76310-435		12/1/2020		1,630,000	No	No		
BOYER,JOHN H	64446-531		10/31/2014		1,160,000	No	No		
BOYER JOHN H	20183-468		11/6/1989	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
4/23/2025	P-25-0043							
3/6/2025	SH-25-0004	SHEET MT	10,000	C				Install ducted fan
3/4/2025	G-25-0013	MECHANIC						
3/4/2025	SH-25-0004	MECHANIC	10,000	C				
10/21/2024	SH-24-0019	SHEET MT	20,000	O				HVAC for addition
7/23/2024	R-24-0135	RENO-ADD	475,000	O				Adding 1,270 sf an
12/19/2023	W-23-0006	FIREPLAC	5,000	C				Reline chimney & r
9/1/2023	R-23-0217	ROOF	29,000	C				Strip & re-roof
1/25/2021	R-21-0014	MANUAL	12,546	O	2/4/2021			Remove fiberglass
8/17/2020	R-20-0135	BATH	75,000	O	11/23/2020			3.5 bathroom remod

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
6/2/1999	MEAS+INSPCTD	602	
11/28/1995	MEAS+INSPCTD	607	
11/6/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	94 23 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:	

