

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ILURI NORA
Owner 2:	
Owner 3:	
Street 1:	7 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3801 Type:

PREVIOUS OWNER

Owner 1:	BIRMINGHAM TR - CAROLYN TR
Owner 2:	BIRMINGHAM TR - STEPHEN TR
Street 1:	7 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3801

NARRATIVE DESCRIPTION

This parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1966, having primarily CLAPBOARD Exterior and 4432 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		0.16		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,120						1,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.997	890,400	900	959,500	1,850,800
Total Card 1.997 890,400 900 959,500 1,850,800					
Total Parcel 1.997 890,400 900 959,500 1,850,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 417.64		/Parcel: 417.64	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	825,800	0	1.997	931,500	1,757,300		Year End Roll	12/2/2024
2024	101	FV	814,100	0	1.997	913,000	1,727,100		Year end	11/9/2023
2023	101	FV	808,200	0	1.997	741,000	1,549,200	1,549,200	Year end	11/3/2022
2022	101	FV	723,200	0	1.997	685,800	1,409,000	1,409,000	Year End Roll	10/19/2021
2021	101	FV	675,900	0	1.997	641,000	1,316,900	1,316,900	Year End Roll	10/15/2020
2020	101	FV	670,000	0	1.997	561,000	1,231,000	1,231,000	Year End Roll	9/26/2019
2019	101	FV	606,800	0	1.997	543,400	1,150,200	1,150,200	Create Final va	6/4/2019
2018	101	FV	606,800	0	1.997	543,400	1,150,200	1,150,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BIRMINGHAM TR,C	80493-557		7/27/2022		1,752,000	No	No		
BIRMINGHAM,JAME	67134-502		4/22/2016	FAMILY	100	No	No		
SPRINGBORN ROBE	11447-690		12/19/1967		25,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/9/2025	R-25-0004	SOLAR PA	35,299	C				Install 23 panel r
5/15/2024	R-24-0082	SHED	26,000	C				Roof replacement,
2/3/2023	R-23-0020	WINDOWS	2,796	O				Remove/replace 2 w
1/30/2023	R-23-0019	DOORS	5,000	O				Opening a doorway
1/17/2023	R-23-0008	KITCHEN	78,000	O				Kitchen remodel
1/17/2023	R-23-0007	WINDOWS	10,279	O				Remove & replace 5
12/27/2022	R-22-0302	RENO-ADD	105,000	O	3/5/2023			Turn basement into
10/24/2000	2114	ROOF		C	6/15/2001			
6/5/2000	1991	ADDITION	282,000	C	6/15/2001			construct 2 office

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2025	INFO FM PRMT	7	SB
5/3/2017	MEAS+INSPCTD	4	JG
6/26/2008	MEAS/EXT INS	25	D ERSKINE
6/15/2001	MEAS+INSPCTD	613	
12/7/1995	MEAS+INSPCTD	607	
12/6/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	94 3 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:	

