

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SCHRIEHEIM BENJAMIN
Owner 2:	NATHANSON EMMA R
Owner 3:	
Street 1:	8 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3802 Type:

PREVIOUS OWNER

Owner 1:	ROBINSON - JOHN D
Owner 2:	-
Street 1:	8 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3802

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1965, having primarily CLAPBOARD Exterior and 3997 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 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		0.043		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,505						1,500	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									140						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.900	725,200	1,800	960,000	1,687,000
Total Card	1.900	725,200	1,800	960,000	1,687,000
Total Parcel	1.900	725,200	1,800	960,000	1,687,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		422.04	/Parcel: 422.04

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	905,300	1600	1.9	932,000	1,838,900		Year End Roll	12/2/2024
2024	101	FV	898,500	1600	1.9	913,400	1,813,500		Year end	11/9/2023
2023	101	FV	778,900	1600	1.9	741,400	1,521,900	1,521,900	Year end	11/3/2022
2022	101	FV	667,900	1600	1.9	686,200	1,355,700	1,355,700	Year End Roll	10/19/2021
2021	101	FV	624,200	1600	1.9	641,400	1,267,200	1,267,200	Year End Roll	10/15/2020
2020	101	FV	553,200	1600	1.9	561,400	1,116,200	1,116,200	Year End Roll	9/26/2019
2019	101	FV	513,400	1600	1.9	543,800	1,058,800	1,058,800	Create Final va	6/4/2019
2018	101	FV	513,400	1400	1.9	543,800	1,058,600	1,058,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ROBINSON,JOHN D	82900-105		6/18/2024		1,715,000	No	No		
ZOLL,MIRIAM	72838-410		6/27/2019		1,500,000	No	No		
PERKINS,SAMUEL	69440-280		6/15/2017		1,367,000	No	No		
ROSS PAUL F,	28678-184		6/8/1998		699,000	No	No		
LINCOLN DEVELOP	10920-174		9/19/1965		14,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
5/4/2022	W-22-0003	WOOD STO	7,290	C				Install wood stove
11/16/2017	6915	WINDOWS	33,000	C				Install 18 replace
12/3/2004	3098	W/S FLUE		C	3/14/2005			
6/22/2001	2278	MANUAL		C	6/1/2002			8x12 playhouse
10/28/1998	1564	RENO-GAR	170,000	C	5/19/2000			5/19/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
11/21/2008	MEAS+INSPECT	25	D ERSKINE
6/1/2002	MEAS+INSPECT	613	
5/19/2000	MEAS+INSPECT	610	
6/19/1999	MEAS+INSPECT	602	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	94 8 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:	

