

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HEIN TR ALAN V
Owner 2:	PAGE TR KATHERINE HALL
Owner 3:	HEIN AND PAGE REALTY TRUST
Street 1:	23 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3836 Type:

PREVIOUS OWNER

Owner 1:	PAGE KATHERINE HALL -
Owner 2:	HEIN ALAN -
Street 1:	23 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3836

NARRATIVE DESCRIPTION

This parcel contains 2.43 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1964, having primarily CLAPBOARD Exterior and 4006 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									455						500	
101	ONE FAM		0.58		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									4,060						4,100	Wetland

Total AC/HA:	2.42955	Total SF/SM:	105831	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	962,915	SpI Credit		Total:	963,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.430	685,200	400	963,000	1,648,600
Total Card 2.430 685,200 400 963,000 1,648,600					
Total Parcel 2.430 685,200 400 963,000 1,648,600					
Source: Market Adj Cost		Total Value per SQ unit /Card:		411.58	/Parcel: 411.58

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	647,700	400	2.43	935,000	1,583,100		Year End Roll	12/2/2024
2024	101	FV	638,400	400	2.43	915,900	1,554,700		Year end	11/9/2023
2023	101	FV	633,700	400	2.43	743,900	1,378,000	1,378,000	Year end	11/3/2022
2022	101	FV	566,300	400	2.43	688,700	1,255,400	1,255,400	Year End Roll	10/19/2021
2021	101	FV	529,000	400	2.43	643,900	1,173,300	1,173,300	Year End Roll	10/15/2020
2020	101	FV	524,400	400	2.43	667,900	1,192,700	1,192,700	Year End Roll	9/26/2019
2019	101	FV	474,700	400	2.43	650,300	1,125,400	1,125,400	Create Final va	6/4/2019
2018	101	FV	474,700	400	2.43	650,300	1,125,400	1,125,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGE KATHERINE	34393-147		12/21/2001	CONVENIENC		1	No	No	
FARAN JAMES J J	28383-136		3/31/1998		739,500		No	No	
FARAN JAMES J J	19876-30		6/13/1989	FAMILY			No	No	

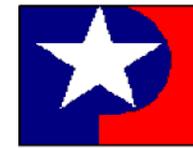
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/9/1999	MEAS+INSPCTD	600	
11/28/1995	MEAS+INSPCTD	607	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 20 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:	

Legal Description	User Acct
2811	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID 162 18 0

Date	Time
09/26/25	18:23:49
Date	Time
06/07/17	14:00:10
apro	
2345	

PAT ACCT.

Date	Time
09/26/25	18:23:49
Date	Time
06/07/17	14:00:10
apro	
2345	

PRINT

LAST REV

Date Time

06/07/17 14:00:10

apro

2345

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

