171	23	0	2	3A	1 of 1	CONDOS
Map	Lot	Sublot	Building	Unit	CARD	

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	470,300	/	470,300
USE VALUE:	470,300	/	470,300
ASSESSED:	470,300	/	470,300

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	BERCEL DIANA
Owner 2:	
Owner 3:	
Street 1:	10 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LACEY - REBEKAH
Owner 2:	-
Street 1:	39 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3836

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-GRDN Building built about 1966, having primarily CLAPBOARD Exterior and 1002 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 1 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z				water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	470,300			470,300
Total Card	0.000	470,300			470,300
Total Parcel	0.000	470,300			470,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.36 | /Parcel: 469.36

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	04/09/12

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 171 23 0 2 3A

!2351!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	412,900	0	.		412,900		Year End Roll	12/2/2024
2024	102	FV	386,000	0	.		386,000		Year end	11/9/2023
2023	102	FV	383,600	0	.		383,600	383,600	Year end	11/3/2022
2022	102	FV	309,500	0	.		309,500	309,500	Year End Roll	10/19/2021
2021	102	FV	291,800	0	.		291,800	291,800	Year End Roll	10/15/2020
2020	102	FV	291,800	0	.		291,800	291,800	Year End Roll	9/26/2019
2019	102	FV	252,400	0	.		252,400	252,400	Create Final va	6/4/2019
2018	102	FV	252,400	0	.		252,400	252,400	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:24:38

LAST REV

Date	Time
02/09/22	15:39:42
blakeley	

USER DEFINED

Prior Id # 1:	95 2106 39
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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2351

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LACEY,REBEKAH	62781-188		10/15/2013		253,000	No	No		
ELLS STEPHEN F,	54160-206		1/15/2010		254,000	No	No		
	15971-205		1/16/1985		130,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/24/2021	R-21-0222	WINDOWS	2,350	C	10/18/2021			Replace rotted win
5/14/2013	5410	WINDOWS	12,416	C				install 5 casement

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	
5/30/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.00	TP																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	102	CONDO	Prime NB Desc	TODDPOND	Total:		Spl Credit		Total:	

EXTERIOR INFORMATION

Type:	7 - CONDO-GRDN
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	5 - LINO/VINYL		
Sec Floors:	%		
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	3 - ELECTRIC		
Heat Type:	6 - ELECTRC BB		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	1	Rating:	FAIR
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	4.761899948
Name:	7 - TODD POND

DEPRECIATION

Phys Cond:	AV - Average	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.8	%

CALC SUMMARY

Basic $ / SQ:	204.00
Size Adj.:	1.34371257
Const Adj.:	0.92168999
Adj $ / SQ:	252.651
Other Features:	18075
Grade Factor:	1.10
NBHD Inf:	1.80999994
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	565254
Depreciation:	94963
Depreciated Total:	470291

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 4		BRs: 1			Baths: 1				HB		

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	1	1
Totals			
1	4	1	

SKETCH

UnSketched SubAreas:
FFL: 1002,
GAR: 273,
PAT: 144,

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 313973.8372

Juris. Factor:		Before Depr:	503.03
Special Features:	0	Val/Su Net:	331.43
Final Total:	470300	Val/Su SzAd	469.36

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,002	252.650	253,157
GAR	GARAGE	273	38.520	10,516
PAT	PATIO	144	14.980	2,157

Net Sketched Area:	1,419			Total:	265,830
Size Ad	1002	Gross Area	1419	FinArea	1002

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 171 23 0 2 3A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	