

171

23

0

2

3B

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

527,300 /

527,300 /

527,300 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

527,300 /

527,300 /

ASSESSED:

527,300 /

527,300 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SALOMON GREG D
Owner 2:	
Owner 3:	
Street 1:	41 TODD POND ROAD UNIT 3B
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PEACOCK - SUSAN
Owner 2:	-
Street 1:	PO BOX 154
Twn/City:	PEACHAM
St/Prov:	VT Cntry
Postal:	05862

NARRATIVE DESCRIPTION

This parcel contains . ACRES of land mainly classified as CONDO with a CONDO-TNHS Building built about 1966, having primarily CLAPBOARD Exterior and 1271 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

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

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
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:		SpI Credit		Total:	
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	527,300			527,300
Total Card	0.000	527,300			527,300
Total Parcel	0.000	527,300			527,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	414.87	/Parcel:	414.87

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	462,700	0	.		462,700		Year End Roll	12/2/2024
2024	102	FV	432,100	0	.		432,100		Year end	11/9/2023
2023	102	FV	429,500	0	.		429,500	429,500	Year end	11/3/2022
2022	102	FV	347,000	0	.		347,000	347,000	Year End Roll	10/19/2021
2021	102	FV	327,100	0	.		327,100	327,100	Year End Roll	10/15/2020
2020	102	FV	327,100	0	.		327,100	327,100	Year End Roll	9/26/2019
2019	102	FV	285,700	0	.		285,700	285,700	Create Final va	6/4/2019
2018	102	FV	285,700	0	.		285,700	285,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PEACOCK,SUSAN	83284-232		9/26/2024		604,500	No	No		
WASSON,PAGE P	69827-91		8/25/2017	CONVENIENC	419,000	No	No		
WANG FREDERICK	49156-134		3/21/2007		300,000	No	No		
	13172-511		4/15/1977		65,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/4/2024	W-24-0005	WOOD STO	5,000	C				Replace existing p
5/17/2021	W-21-0004	WOOD STO	5,800	C				Install pellet ins
3/20/2009	4137	MANUAL		C				install pellet ins
9/11/2007	3763	MANUAL		C				install pellet sto

ACTIVITY INFORMATION

Date	Result	By	Name
4/30/2025	INFO FM PRMT	7	SB
12/12/2024	MEAS/EXT INS	6	JN
4/9/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L EXTERIOR	615	
5/29/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	95 2107 41
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:	

PRINT

Date	Time
09/26/25	18:24:48

LAST REV

Date	Time
05/08/25	08:52:31

apro	2352
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2352
