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1 of 1

CONDOS

Town Of Lincoln

APPRaised: 510,900 /  
USE VALUE: 510,900 /  
ASSESSed: 510,900 /

Total Card / Total Parcel  
510,900 / 510,900  
510,900 / 510,900  
510,900 / 510,900

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DUNLAP ARTHUR M
Owner 2:	
Owner 3:	
Street 1:	38 GROVE ST
Street 2:	
Twn/City:	WAYLAND
St/Prov:	MA Cntry Own Occ: Y
Postal:	01778 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

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, 2 Baths, 0 3/4 Bath, 0 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	510,900			510,900
Total Card	0.000	510,900			510,900
Total Parcel	0.000	510,900			510,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:	401.97	/Parcel:	401.97

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	448,400	0	.		448,400		Year End Roll	12/2/2024
2024	102	FV	418,800	0	.		418,800		Year end	11/9/2023
2023	102	FV	416,200	0	.		416,200	416,200	Year end	11/3/2022
2022	102	FV	336,300	0	.		336,300	336,300	Year End Roll	10/19/2021
2021	102	FV	317,100	0	.		317,100	317,100	Year End Roll	10/15/2020
2020	102	FV	317,100	0	.		317,100	317,100	Year End Roll	9/26/2019
2019	102	FV	277,000	0	.		277,000	277,000	Create Final va	6/4/2019
2018	102	FV	277,000	0	.		277,000	277,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEWMAN DAISY	20493-538		4/18/1990		150,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/27/2011	4956	WINDOWS	13,000	C				install 9 casement
12/7/2011	4943	MANUAL		C				install wood burni

ACTIVITY INFORMATION

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

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	95 2109 42
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:	

