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6A

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

466,400 /

466,400 /

466,400 /

Map

Lot

Sublot

Building

Unit

CARD

USE VALUE:

466,400 /

466,400 /

ASSESSed:

466,400 /

466,400 /

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LUNEAU TR MICHAEL
Owner 2:	MICHAEL LUNEAU REVOCABLE TRUS
Owner 3:	
Street 1:	48 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LUNEAU - MICHAEL
Owner 2:	-
Street 1:	48 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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

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	466,400			466,400
Total Card	0.000	466,400			466,400
Total Parcel	0.000	466,400			466,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:	465.47	/Parcel:	465.47

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	409,700	0	.		409,700		Year End Roll	12/2/2024
2024	102	FV	382,700	0	.		382,700		Year end	11/9/2023
2023	102	FV	380,300	0	.		380,300	380,300	Year end	11/3/2022
2022	102	FV	307,000	0	.		307,000	307,000	Year End Roll	10/19/2021
2021	102	FV	289,400	0	.		289,400	289,400	Year End Roll	10/15/2020
2020	102	FV	289,400	0	.		289,400	289,400	Year End Roll	9/26/2019
2019	102	FV	244,700	0	.		244,700	244,700	Create Final va	6/4/2019
2018	102	FV	244,700	0	.		244,700	244,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUNEAU,MICHAEL	75627-154		9/16/2020	CONVENIENC		1	No	No	
LADD TR,DANIEL	70534-190		1/22/2018		320,000	No	No		
LADD,DANIEL W	63371-312		3/14/2014	FAMILY		1	No	No	
WARNER CHARLES	50021-63		8/29/2007		255,000	No	No		
SPOONER SUSAN B	27667-466		9/12/1997		192,500	No	No		
	15628-543		6/15/1984		120,000	No	No		

BUILDING PERMITS

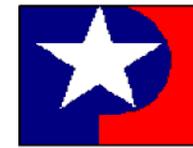
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	MEAS/EXT INS	6	JN
3/28/2019	SALES INSP	621	N Cramer
4/9/2012	MEAS/EXT INS	25	D ERSKINE
10/18/2007	MEAS+INSPCTD	100	
2/28/2004	M&L COMPLETE	615	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 2113 48
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	18:25:35

LAST REV

Date	Time
01/07/25	11:46:48

apro	2358
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Fact Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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ASR Map:	
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Fact Dist:	
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Reval Dist:	
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Year:	
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LandReason:	
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BldReason:	
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CivilDistrict:	
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Ratio:	
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