

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KELLER SUSAN D
Owner 2:	
Owner 3:	
Street 1:	50 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HARRISON RICHARD A -
Owner 2:	BRAITHWAITE ANN L -
Street 1:	50 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3808

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	516,500			516,500
Total Card	0.000	516,500			516,500
Total Parcel	0.000	516,500			516,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	406.37	/Parcel:	406.37

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	453,300	0	.		453,300		Year End Roll	12/2/2024
2024	102	FV	423,400	0	.		423,400		Year end	11/9/2023
2023	102	FV	420,700	0	.		420,700	420,700	Year end	11/3/2022
2022	102	FV	339,700	0	.		339,700	339,700	Year End Roll	10/19/2021
2021	102	FV	320,200	0	.		320,200	320,200	Year End Roll	10/15/2020
2020	102	FV	320,200	0	.		320,200	320,200	Year End Roll	9/26/2019
2019	102	FV	279,700	0	.		279,700	279,700	Create Final va	6/4/2019
2018	102	FV	279,700	0	.		279,700	279,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRISON RICHA	42859-47		5/21/2004		365,000	No	No		
GORDON DORIS S,	30299-515		6/15/1999		250,000	No	No		
YATES, M. PAIGE	26195-027		4/2/1996		209,000	No	No		
YATES, WILLIAM	25821-550		11/16/1995	FAMILY		No	No		
ROGERSON HENRY	16195-584		5/31/1985		151,385	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/17/2009	4125	MANUAL		C				

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 COMPLETE	615	
5/31/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 2114 50
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 18:25:43

LAST REV

Date Time
01/07/25 11:49:38

apro
2359

