

171

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6C

1 of 1

CONDOS

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

374,000 /

374,000 /

374,000 /

USE VALUE:

ASSESSED:

374,000 /

374,000 /

374,000 /

374,000 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHITMAN JR LAWRENCE W
Owner 2:	
Owner 3:	
Street 1:	49 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HOCH REIMAR HH -
Owner 2:	R N HOEN -
Street 1:	CHOATE, HALL + STEWART
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02109

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 650 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 3 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																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	374,000			374,000
Total Card	0.000	374,000			374,000
Total Parcel	0.000	374,000			374,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	575.38	/Parcel:	575.38

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	328,600	0	.		328,600		Year End Roll	12/2/2024
2024	102	FV	307,000	0	.		307,000		Year end	11/9/2023
2023	102	FV	305,100	0	.		305,100	305,100	Year end	11/3/2022
2022	102	FV	246,700	0	.		246,700	246,700	Year End Roll	10/19/2021
2021	102	FV	232,500	0	.		232,500	232,500	Year End Roll	10/15/2020
2020	102	FV	232,500	0	.		232,500	232,500	Year End Roll	9/26/2019
2019	102	FV	201,000	0	.		201,000	201,000	Create Final va	6/4/2019
2018	102	FV	201,000	0	.		201,000	201,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOCH REIMAR HH,	28428-602		4/9/1998	OTHER	105,000	No	No		ESTATE SALE
	12075-405		9/19/1971		20,500	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
4/9/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L EXTERIOR	615	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	95 2115 49
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:	

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

