

171

23

0

4

7B

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

620,000 /

620,000 /

USE VALUE:

620,000 /

620,000 /

ASSESSed:

620,000 /

620,000 /

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KOCHURA ANDRIY
Owner 2:	KOCHURA INNA
Owner 3:	
Street 1:	52 TODD POND ROAD UNIT 7B BLDG 4
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MCNAMARA TR - JULIET M RAGO
Owner 2:	-
Street 1:	BOX 120
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

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 1742 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 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	620,000			620,000
Total Card	0.000	620,000			620,000
Total Parcel	0.000	620,000			620,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:	355.91	/Parcel:	355.91

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	543,700	0	.		543,700		Year End Roll	12/2/2024
2024	102	FV	507,700	0	.		507,700		Year end	11/9/2023
2023	102	FV	504,600	0	.		504,600	504,600	Year end	11/3/2022
2022	102	FV	407,500	0	.		407,500	407,500	Year End Roll	10/19/2021
2021	102	FV	384,100	0	.		384,100	384,100	Year End Roll	10/15/2020
2020	102	FV	384,100	0	.		384,100	384,100	Year End Roll	9/26/2019
2019	102	FV	335,500	0	.		335,500	335,500	Create Final va	6/4/2019
2018	102	FV	335,500	0	.		335,500	335,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCNAMARA TR,JUL	79037-259		10/29/2021		525,000	No	No		
RAGO MCNAMARA J	43716-445		9/15/2004	CONVENIENC	10	No	No		
WHITESIDE ELINO	23660-595		9/16/1993		223,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2021	R-21-0085	WINDOWS	17,157	C	9/9/2021			Replace 13 windows

ACTIVITY INFORMATION

Date	Result	By	Name
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 2117 52

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	18:26:11

LAST REV

Date	Time
02/09/22	14:28:12

blakeley

2362

Parcel ID 171 23 0 4 7B

!2362!

