Total Card / Total Parcel
- APPRAISED: 615,500 / 615,500
- USE VALUE: 615,500 / 615,500
- ASSESSED: 615,500 / 615,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	ALLEN III STEPHEN A
Owner 2:	
Owner 3:	
Street 1:	54 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov: MA	Cntry	Own Occ: Y
Postal: 01773-3808	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 1682 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	615,500			615,500
Total Card	0.000	615,500			615,500
Total Parcel	0.000	615,500			615,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 365.93 | /Parcel: 365.93

PREVIOUS ASSESSMENT

Parcel ID: 171 23 0 5 8A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	539,600	0	.		539,600		Year End Roll	12/2/2024
2024	102	FV	503,900	0	.		503,900		Year end	11/9/2023
2023	102	FV	500,700	0	.		500,700	500,700	Year end	11/3/2022
2022	102	FV	403,900	0	.		403,900	403,900	Year End Roll	10/19/2021
2021	102	FV	380,800	0	.		380,800	380,800	Year End Roll	10/15/2020
2020	102	FV	380,800	0	.		380,800	380,800	Year End Roll	9/26/2019
2019	102	FV	332,500	0	.		332,500	332,500	Create Final va	6/4/2019
2018	102	FV	332,500	0	.		332,500	332,500	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT | PAT ACCT. 2363

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	13684-229		5/3/1979		113,500	No	No		

BUILDING PERMITS

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

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

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	12/12/24

!2363!

PRINT

Date	Time
09/26/25	18:26:19

LAST REV

Date	Time
01/07/25	11:56:51

apro

USER DEFINED

Prior Id # 1:	95 2118 54
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:	

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	
5/29/1996	MEAS+INSPCTD	606	
4/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA _____/_____/_____

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 Influ	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: | Spl Credit | Total: |

Patriot Properties Inc.

EXTERIOR INFORMATION

Field	Value
Type:	8 - CONDO-TNHS
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	A - AVERAGE

GENERAL INFORMATION

Field	Value
Grade:	C+ - AVG. (+)
Year Blt:	1966 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	6 - ELECTRC BB
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Field	Value	Rating
Full Bath	2	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth		
1/2 Bath:		
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Field	Value	Rating
Kits:	1	FAIR
A Kits:		
Frpl:	1	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	E - END UNIT
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	4.761899948
Name:	7 - TODD POND

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	16. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	16.8	%

CALC SUMMARY

Field	Value
Basic $ / SQ:	198.00
Size Adj.:	1.08347201
Const Adj.:	0.94962001
Adj $ / SQ:	203.720
Other Features:	26200
Grade Factor:	1.10
NBHD Inf:	1.80999994
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	739761
Depreciation:	124280
Depreciated Total:	615482

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1						# Units		1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3			Baths: 2		HB		

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	2
	Totals		
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val 400567.2348

Juris. Factor:		Before Depr:	405.61
Special Features:	0	Val/Su Net:	330.56
Final Total:	615500	Val/Su SzAd	365.93

SKETCH

UnSketched SubAreas:
SFL: 650,
FFL: 1032,
PAT: 180,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,032	203.720	210,239
SFL	2ND FLOOR	650	203.720	132,418
PAT	PATIO	180	14.980	2,696

Net Sketched Area:	1,862	Total:	345,353
Size Ad	1682	Gross Area	1862 FinArea 1682

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 171 23 0 5 8A

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N		Total Yard Items:			Total Special Featues:			Total:	