

171

23

0

6

9A

1 of 1

CONDOS

Town Of Lincoln

APPRaised:

Total Card /

Total Parcel

550,500 /

550,500 /

550,500 /

USE VALUE:

ASSESSed:

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BUDRESKI MARY T
Owner 2:	HILL JOHN E
Owner 3:	
Street 1:	57 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3836 Type:

PREVIOUS OWNER

Owner 1:	HILL - JOHN E
Owner 2:	BUDRESKI - MARY T
Street 1:	57 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3836

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 1331 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 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	550,500			550,500
Total Card	0.000	550,500			550,500
Total Parcel	0.000	550,500			550,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	413.60	/Parcel:	413.60

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	102	FV	482,900	0	.		482,900		Year End Roll	12/2/2024
2024	102	FV	451,300	0	.		451,300		Year end	11/9/2023
2023	102	FV	448,500	0	.		448,500	448,500	Year end	11/3/2022
2022	102	FV	363,800	0	.		363,800	363,800	Year End Roll	10/19/2021
2021	102	FV	343,000	0	.		343,000	343,000	Year End Roll	10/15/2020
2020	102	FV	343,000	0	.		343,000	343,000	Year End Roll	9/26/2019
2019	102	FV	299,700	0	.		299,700	299,700	Create Final va	6/4/2019
2018	102	FV	299,700	0	.		299,700	299,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HILL,JOHN E	61731-296		5/2/2013	FAMILY		1	No	No	
BUDRESKI MARY T	34523-491		1/8/2002	CONVENIENC		1	No	No	
HILL JOHN E TR,	31396-452		5/5/2000	CONVENIENC		1	No	No	
CHASE BARBARA	19047-9		5/13/1988		215,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/11/2023	R-23-0195	MANUAL	4,250	C				Tearing down chimn
8/24/2017	6828	WINDOWS	4,800	C				Install 3 replacem

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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	95 2120 57
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	18:26:37

LAST REV

Date	Time
01/07/25	11:59:45

apro	2365
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ASR Map:	
Fact Dist:	
Reval Dist:	

Year:	
LandReason:	
BldReason:	

CivilDistrict:	
Ratio:	

