

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MUZILA PATRIK
Owner 2:	
Owner 3:	
Street 1:	109 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DRANE DOUGLAS -
Owner 2:	-
Street 1:	402 AMHERST ST
Twn/City:	NASHUA
St/Prov:	NH Cntry
Postal:	03063

NARRATIVE DESCRIPTION

This parcel contains 10.016 ACRES of land mainly classified as ONE FAM with a ECLECTIC Building built about 2003, having primarily STUCCO Exterior and 11262 Square Feet, with 1 Unit, 7 Baths, 0 3/4 Bath, 2 HalfBaths, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		4.478		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									201,510						201,500	
132	UNDEV		3.701		ACRES	CONS RESTR	0.2	0	45,000.	0.20	R6									33,309						33,300	Cons Restr

Total AC/HA:	10.01555	Total SF/SM:	436277	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,358,019	SpI Credit	Total:	1,358,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
132	3.701			33,300	33,300	
101	6.315	3,726,700	20,200	1,324,700	5,071,600	
Total Card		10.016	3,726,700	20,200	1,358,000	5,104,900
Total Parcel		10.016	3,726,700	20,200	1,358,000	5,104,900
Source:		Market Adj Cost	Total Value per SQ unit /Card:		453.28	/Parcel: 453.28

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	3,244,300	18900	10.016	1,262,600	4,525,800		Year End Roll	12/2/2024
2024	101	FV	2,985,000	18900	10.016	1,156,500	4,160,400		Year end	11/9/2023
2023	101	FV	2,985,000	18900	10.016	1,136,500	4,140,400	4,140,400	Year end	11/3/2022
2022	101	FV	2,694,400	27500	10.016	1,078,100	3,800,000	3,800,000	Year End Roll	10/19/2021
2021	101	FV	2,890,600	27500	10.016	1,116,500	4,034,600	4,034,600	Year End Roll	10/15/2020
2020	101	FV	3,010,100	27500	10.016	1,076,500	4,114,100	4,114,100	Year End Roll	9/26/2019
2019	101	FV	3,182,500	27500	10.016	1,051,700	4,261,700	4,261,700	Create Final va	6/4/2019
2018	101	FV	3,182,500	27500	10.016	1,051,700	4,261,700	4,261,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRANE DOUGLAS,	31222-044		3/8/2000	PARTIAL INTR	759,410	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2010	4506	TENN.CO	42,000	C				tennis ourt and fe
7/10/2002	2540	NEW HOME	1,600,000	C	10/15/2008			6/28 25% 5/22 50%

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	MEAS/EXT INS	6	JN
6/23/2011	INFO FR MLS	618	G BOURGAULT
6/13/2006	MEAS+INSPCTD	615	
6/4/2005	MEAS+INSPCTD	615	
5/22/2004	MEAS+INSPCTD	615	
6/28/2003	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	105 13
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	19:05:31

LAST REV

Date	Time
04/18/25	08:35:26

apro	2642
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