

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MUZILA PETER
Owner 2:	MUZILA ALYSON
Owner 3:	
Street 1:	3 ROUND HILL RD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02493 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 10.66 ACRES of land mainly classified as LAND

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
130	LAND		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
130	LAND		2.31747		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									81,111						81,100	
132	UNDEV		6.506		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R5									45,542						45,500	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	6.506			45,500	45,500
130	4.154			1,123,500	1,123,500
Total Card	10.660			1,169,000	1,169,000
Total Parcel	10.660			1,169,000	1,169,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	10.66	1,138,600	1,138,600		Year End Roll	12/2/2024
2024	130	FV		0	10.66	1,100,500	1,100,500		Year end	11/9/2023
2023	130	FV		0	10.66	948,500	948,500	948,500	Year end	11/3/2022
2022	130	FV		0	10.66	876,500	876,500	876,500	Year End Roll	10/19/2021
2021	130	FV		0	10.66	908,500	908,500	908,500	Year End Roll	10/15/2020
2020	130	FV		0	10.66	908,500	908,500	908,500	Year End Roll	9/26/2019
2019	130	FV		0	10.66	905,300	905,300	905,300	Create Final va	6/4/2019
2018	130	FV		0	10.66	905,300	905,300	905,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DRANE DOUGLAS,	31222-046		3/8/2000	PARTIAL INTR	734,410	Yes	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	105 1 1
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:	

