



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TODD POND CONDO
Owner 2:	
Owner 3:	
Street 1:	0 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TODD POND CONDO -
Owner 2:	-
Street 1:	
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 4.532 ACRES of land mainly classified as CONDO CONDO with a N/A Building built about , having primarily N/A E

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-2	General Res	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

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
998	CONDO		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	
998	CONDO		117400		SQUARE FE	PRIME SITE		0	9.98	0.78	R3									910,374						910,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
998	4.532			1,708,800	1,708,800
Total Card	4.532			1,708,800	1,708,800
Total Parcel	4.532			1,708,800	1,708,800
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	998	FV		0	4.532	1,659,100	1,659,100		Year End Roll	12/2/2024
2024	998	FV		0	4.532	1,626,600	1,626,600		Year end	11/9/2023
2023	998	FV		0	4.532	1,498,200	1,498,200	1,498,200	Year end	11/3/2022
2022	998	FV		0	4.532	1,354,400	1,354,400	1,354,400	Year End Roll	10/19/2021
2021	998	FV		0	4.532	1,198,500	1,198,500	1,198,500	Year End Roll	10/15/2020
2020	998	FV		0	4.532	1,198,500	1,198,500	1,198,500	Year End Roll	9/26/2019
2019	998	FV		0	4.532	1,160,900	1,160,900	1,160,900	Create Final va	6/4/2019
2018	998	FV		0	4.532	1,160,900	1,160,900	1,160,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TODD POND CONDO	12056-090		8/16/1971			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2016	6614	ROOF	130,000	C				Strip & re-roof 20

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

