



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STATHOS TR MARGARET M
Owner 2:	STATHOS TR PHILIP M
Owner 3:	
Street 1:	PO BOX 372
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0372 Type:

PREVIOUS OWNER

Owner 1:	STATHOS - CHARLES A
Owner 2:	STATHOS - MARGARET M
Street 1:	PO BOX 372
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0372

NARRATIVE DESCRIPTION

This Parcel contains 1.877 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Influ	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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.04		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									240						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	493,700		1.877	542,600	1,036,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 343.60						/Parcel: 343.60	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	493,700	0	1.877	542,600	1,036,300	1,036,300	Year End Roll	9/28/2017
2017	101	FV	480,700	0	1.877	512,200	992,900	992,900	Year End Roll	9/29/2016
2016	101	FV	462,800	0	1.877	497,000	959,800	959,800	Year End Roll	1/14/2016
2015	101	FV	458,500	0	1.877	460,200	918,700	918,700	Year End	10/2/2014
2014	101	FV	428,900	0	1.877	412,200	841,100	841,100	Year End Roll	1/23/2014
2013	101	FV	420,400	0	1.877	400,200	820,600	820,600	Year End Roll	10/25/2012
2012	101	FV	425,000	0	1.88	424,000	849,000	849,000	Year End	1/26/2012
2011	101	FV	447,900	0	1.88	430,900	878,800	878,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STATHOS,CHARLES	70894-456		4/19/2018	CONVENIENC	10	No	No			
KOOPMAN BERNARD	11882-162		8/28/1970		80000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/18/2011	MEAS+INSPCTD	25	D ERSKINE
4/15/2005	ENTRY DENIED	615	D VELUTTI
7/1/1991	INSPECTED	601	PAUL MARSH

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

Total AC/HA: 1.87655	Total SF/SM: 81742.52	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 542,640	Spl Credit	Total: 542,600
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