



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HOUTZEEL ALEXANDER
Owner 2:	HOUTZEEL HELGARD EG
Owner 3:	
Street 1:	PO BOX 622
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	BRENNINKMEYER MAXIMILIAAN J -
Owner 2:	BRENNINKMEYER RUTH B -
Street 1:	66 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3808

**NARRATIVE DESCRIPTION**

This Parcel contains 2.157 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1966, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.32		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,920						1,900	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	603,100	27,500	2.157	648,300	1,278,900		0
							GIS Ref
							GIS Ref
Total Card	603,100	27,500	2.157	648,300	1,278,900	Entered Lot Size	
Total Parcel	692,100	27,500	2.157	648,300	1,367,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		317.91	/Parcel:	297.45	Insp Date
						Land Unit Type:	05/03/17

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	692,100	27500	2.157	648,300	1,367,900	1,367,900	Year End Roll	9/28/2017
2017	101	FV	712,400	31400	2.157	641,900	1,385,700	1,385,700	Year End Roll	9/29/2016
2016	101	FV	692,600	31400	2.157	623,500	1,347,500	1,347,500	Year End Roll	1/14/2016
2015	101	FV	665,000	31400	2.157	577,100	1,273,500	1,273,500	Year End	10/2/2014
2014	101	FV	654,700	31400	2.157	537,900	1,224,000	1,224,000	Year End Roll	1/23/2014
2013	101	FV	640,000	31400	2.157	521,900	1,193,300	1,193,300	Year End Roll	10/25/2012
2012	101	FV	687,400	31400	2.16	538,400	1,257,200	1,257,200	Year End	1/26/2012
2011	101	FV	725,600	31400	2.16	547,200	1,304,200	1,304,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRENNINKMEYER M	27459-571		7/8/1997		885000	No	No			
HARNEY GREGORY	20481-117		4/10/1990		600000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/20/2012	5171	TEMPORAR		C				tent 10/4 to 10/8
1/16/2008	3873	RENOVATI	50,000	C	5/27/2008			remodel master bth
5/5/2004	2904	ROOF		C				
5/28/2003	2703	MANUAL	60,000	C	6/21/2003			new kit remv col i
8/25/1998	1509	SHED	35,000	C	3/27/1999			
8/25/1998	1508	DEMOLITI		C	3/27/1999			
10/22/1997	1292	GARAGE	25,000	C	3/3/1998			3/3/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
7/10/2008	CERT OF OCC	10	EARL MIDGLEY
5/27/2008	MEAS/EXT INS	100	B MORGAN
5/22/2004	MEAS+INSPCTD	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI
3/27/1999	MEAS/EXT INS	602	D TUCKER
3/3/1998	MEAS/EXT INS	602	D TUCKER
12/7/1995	MEAS+INSPCTD	607	D KEARLY
12/11/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

