

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RUNDELL RICHARD L
Owner 2:	RUNDELL VIRGINIA Q
Owner 3:	
Street 1:	76 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3808 Type:

PREVIOUS OWNER

Owner 1:	ESCHENROEDER ALAN Q -
Owner 2:	ESCHENROEDER LAURA P -
Street 1:	76 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3808

NARRATIVE DESCRIPTION

This Parcel contains 2.227 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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 Infru	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		0.39		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									2,340						2,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	326,200	2,400	2.227	648,700	977,300	2116
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 364.94						/Parcel: 364.94

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	326,200	2400	2.227	648,700	977,300	977,300	Year End Roll	9/28/2017
2017	101	FV	328,700	0	2.227	642,300	971,000	971,000	Year End Roll	9/29/2016
2016	101	FV	325,400	0	2.227	623,900	949,300	949,300	Year End Roll	1/14/2016
2015	101	FV	312,000	0	2.227	577,500	889,500	889,500	Year End	10/2/2014
2014	101	FV	308,600	0	2.227	538,300	846,900	846,900	Year End Roll	1/23/2014
2013	101	FV	301,900	0	2.227	402,300	704,200	704,200	Year End Roll	10/25/2012
2012	101	FV	318,100	0	2.23	485,500	803,600	803,600	Year End	1/26/2012
2011	101	FV	325,300	0	2.23	493,300	818,600	818,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ESCHENROEDER AL	58607-45		3/2/2012		920000	No	No			
ESHENROEDER ALA	32568-56		3/28/2001	CONVENIENC	100	No	No			
SHENTON ROBERT	17459-320		10/3/1986		520000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/15/1998	1418	RENOVATI	7,000	C	6/9/1998			DECK & SHED 06/09/
3/7/1997	1142-97	ROOF		C	6/23/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
7/19/2007	MEAS/EXT INS	616	D MANZELLO
6/9/1998	MEAS/EXT INS	602	D TUCKER
6/23/1997	MEAS/EXT INS	602	D TUCKER
11/30/1995	MEAS+INSPCTD	607	D KEARLY
4/27/1994	FIELDREV CHG	600	PA
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	20	- DECK HSE
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**BATH FEATURES**

Full Bath:	3	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:		Rating:
A HBth:		Rating:
OthrFix:	3	Rating: AVERAGE

**COMMENTS**

WATERFRONT

**RESIDENTIAL GRID**

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:s:	9	BR:s:	4	Bath:s:	3	HB					

**OTHER FEATURES**

Kits:	1	Rating: AVERAGE
A Kits:		Rating:
Frpl:	2	Rating: AVERAGE
WSFlue:		Rating:

**GENERAL INFORMATION**

Grade:	B-	- GOOD (-)
Year Blt:	1976	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

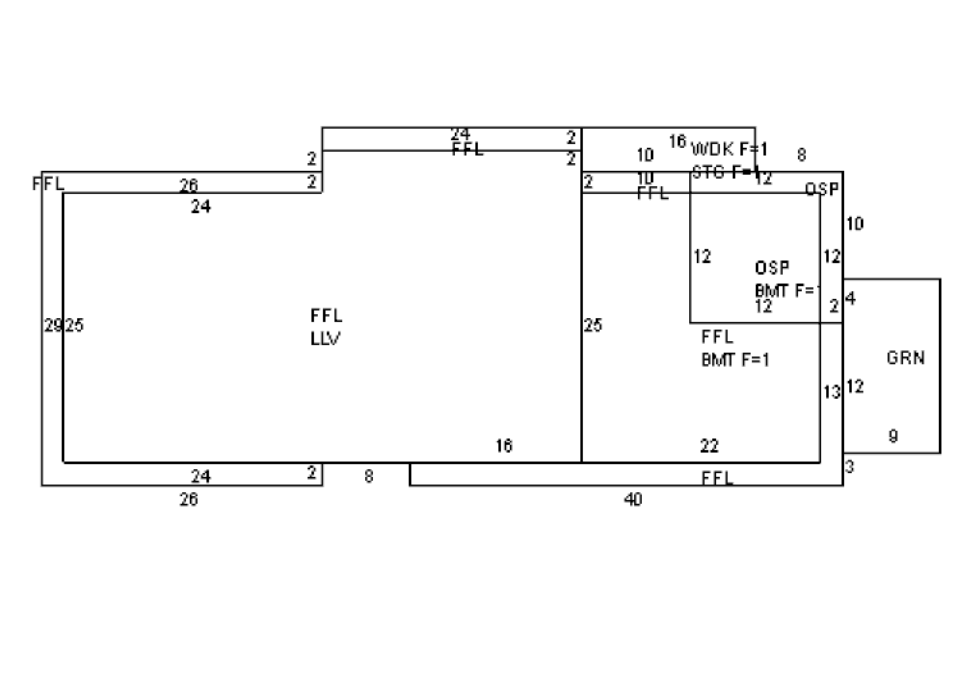
**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

**SKETCH**



**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	2
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

**DEPRECIATION**

Phys Cond:	AV - Average	24.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.2%

**CALC SUMMARY**

Basic \$ / SQ:	78.00
Size Adj.:	1.04556656
Const Adj.:	1.00000000
Adj \$ / SQ:	81.554
Other Features:	58937
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	430288
Depreciation:	104130
Depreciated Total:	326159

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	721296.4143
Juris. Factor:		Val/Su Fin:	121.81	
Special Features:	0	Val/Su Net:	75.09	
Final Total:	326200	Val/Su SzAd:	160.69	

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,030	81.550	165,555	
LLV	LOWR LEVEL	1,296	71.360	92,482	
BMT	BASEMENT	550	20.390	11,214	
OSP	SCRN PORCH	196	22.500	4,410	
GRN	GRN	144	57.880	8,335	
STG	STORAGE	64	15.000	960	
WDK	WOOD DECK	64	36.520	2,337	
Net Sketched Area:		4,344	Total:	285,293	
Size Ad	2030	Gross Area	4344	FinArea	2678

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten	
LLV	100	FLA		50	A	0

**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	PATIO	D	Y	1	20X16	G	AV	2017	8.75	T	15	101			2,400			2,400

**PARCEL ID**

171 5 0																		
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More:	N	Total Yard Items:	2,400	Total Special Features:		Total:	2,400
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**IMAGE**

AssessPro Patriot Properties, Inc

