



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TRAYNOR THOMAS
Owner 2:	TRAYNOR GABRIELA POMA
Owner 3:	
Street 1:	955 MASSACHUSETTS AVE APT359
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	Kass Tr - Amalie M
Owner 2:	-
Street 1:	16 Todd Pond Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3802

NARRATIVE DESCRIPTION

This Parcel contains 4.208 ACRES of land mainly classified as LAND with a(n) N/A Building Built about , Having Primarily N/A Exterior and N/A Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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
130	LAND		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
130	LAND		0.901		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									27,030						27,000	
130	LAND		1.47		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									8,820						8,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			4.208	832,600	832,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A			/Parcel: N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	130	FV		0	4.208	832,600	832,600	832,600	Year End Roll	9/28/2017
2017	130	FV		0	4.208	832,600	832,600	832,600	Year End Roll	9/29/2016
2016	130	FV		0	4.208	780,600	780,600	780,600	Year End Roll	1/14/2016
2015	130	FV		0	4.208	725,400	725,400	725,400	Year End	10/2/2014
2014	101	FV	733,000	0	4.19	715,300	1,448,300	1,448,300	Year End Roll	1/23/2014
2013	101	FV	799,700	0	4.26	697,400	1,497,100	1,497,100	Year End Roll	10/25/2012
2012	101	FV	799,700	0	4.26	739,400	1,539,100	1,539,100	Year End	1/26/2012
2011	101	FV	848,200	0	4.26	763,300	1,611,500	1,611,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Kass Tr, Amalie	59217-191		6/1/2012		1510000	No	No			
KASS EDWARD H,	51197-568		5/20/2008	FAMILY		1	No	No		
BALDWIN ROBERT	13096-494		11/19/1976		194200	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/15/2016	6370	NEW HOME	4,000,000	O				Single family home
4/11/2014	5710	NEW HOME	1,500,000	C				Construct new sing
12/6/2013	5615	DEMOLITI	30,000	C	5/27/2015			demo dwelling stru
8/21/2006	3498	ROOF		C				strip & re-roof dw
7/1/2002	2528	DEMOLITI	3,500	C	6/21/2003			paddle tennis cour

ACTIVITY INFORMATION

Date	Result	By	Name
6/2/2016	PERMIT VISIT	618	G BOURGAULT
5/27/2015	PERMIT VISIT	619	DH
5/13/2014	MEAS/EXT INS	25	D ERSKINE
11/21/2008	MEAS/EXT INS	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	D VELUTTI
2/21/1996	ABATE-INSPEC	600	PA
11/1/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

