



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HARNDEN ERIC H
Owner 2:	GUZZI JILL D
Owner 3:	
Street 1:	20 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	CARLSON CLAIR A JR TR -
Owner 2:	HURLINGHAM REALTY TRUST -
Street 1:	117 S 14TH ST #300
Twn/City:	RICHMOND
St/Prov:	VA Cntry
Postal:	23219 Type:

**NARRATIVE DESCRIPTION**

This Parcel contains 3.05 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1965, Having Primarily WOOD SHING Exterior and SLATE Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 12 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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		0.233		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									6,990						7,000	
101	ONE FAM		0.98		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									5,880						5,900	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,234,300	27,400	3.050	809,700	2,071,400		0
							GIS Ref
							GIS Ref
Total Card	1,234,300	27,400	3.050	809,700	2,071,400	Entered Lot Size	
Total Parcel	1,234,300	27,400	3.050	809,700	2,071,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	349.02	/Parcel:	349.02	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	101	FV	1,234,300	27400	3.05	809,700	2,071,400	2,071,400	Year End Roll	9/28/2017
2017	101	FV	1,094,900	27400	3.05	809,700	1,932,000	1,932,000	Year End Roll	9/29/2016
2016	101	FV	1,047,700	27400	3.05	757,700	1,832,800	1,832,800	Year End Roll	1/14/2016
2015	101	FV	1,038,100	27400	3.05	702,500	1,768,000	1,768,000	Year End	10/2/2014
2014	101	FV	970,500	27400	3.05	692,900	1,690,800	1,690,800	Year End Roll	1/23/2014
2013	101	FV	951,200	27400	3.23	674,000	1,652,600	1,652,600	Year End Roll	10/25/2012
2012	101	FV	970,200	26600	3.23	716,000	1,712,800	1,712,800	Year End	1/26/2012
2011	101	FV	963,700	26600	3.23	739,900	1,730,200	1,730,200	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARLSON CLAIR A	54781-252		6/3/2010	CHD>SALE	1845000	No	No			
COHEN KENNETH A	27534-412		7/31/1997		1519660	No	No			
HUNT, DANIEL K.	25604-310		8/28/1995	CHD>SALE	1062500	No	No			
ROEHR MARCIA	15761-392		8/30/1984		560000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/26/2015	6036	RENOVATI	275,000	C	8/24/2015			Renovate kitchen,
8/26/2003	2760	MANUAL	10,000	C	4/30/2005			bay window, 2 dorm
10/19/2001	2374	MANUAL	30,000	C	7/6/2002			new roof & dorm on
9/12/1995	811-95	MANUAL	10,800	C	6/24/1996			KITCHEN
9/5/1995	797-95	POOL	20,000	C	6/24/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/28/2016	Cnfmdbldgdpt	618	G BOURGAULT
10/18/2011	MEAS/EXT INS	25	D ERSKINE
6/27/2006	MEAS/EXT INS	50	J NOONE
4/30/2005	MEAS/EXT INS	615	D VELUTTI
7/6/2002	MEAS/EXT INS	613	M COLE
12/19/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.04955 Total SF/SM: 132838.41 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 809,670 Spl Credit Total: 809,700

**EXTERIOR INFORMATION**

Type:	6 - COLONIAL	
Sty Ht:	2A - 2A	
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	1 - WOOD SHING	
Sec Wall:	16 - STONE VE	25%
Roof Struct:	1 - GABLE	
Roof Cover:	2 - SLATE	
Color:		
View / Desir:		

**BATH FEATURES**

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

**COMMENTS**

FORMERLY 9 WOODBROOK RD CHANGED 9/93

**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												
RMs:	12	BRs:	5	Baths:	4	HB:	2					

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**GENERAL INFORMATION**

Grade:	A - VERY GOOD	
Year Blt:	1965	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	
	1   12   5   1

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	12	5	1
Totals			
1	12	5	1

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	VG - Very Good	13.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		13.8%

**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	0.87439102
Const Adj.:	1.09834969
Adj \$ / SQ:	84.514
Other Features:	116327
Grade Factor:	2.25
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	1431917
Depreciation:	197605
Depreciated Total:	1234312

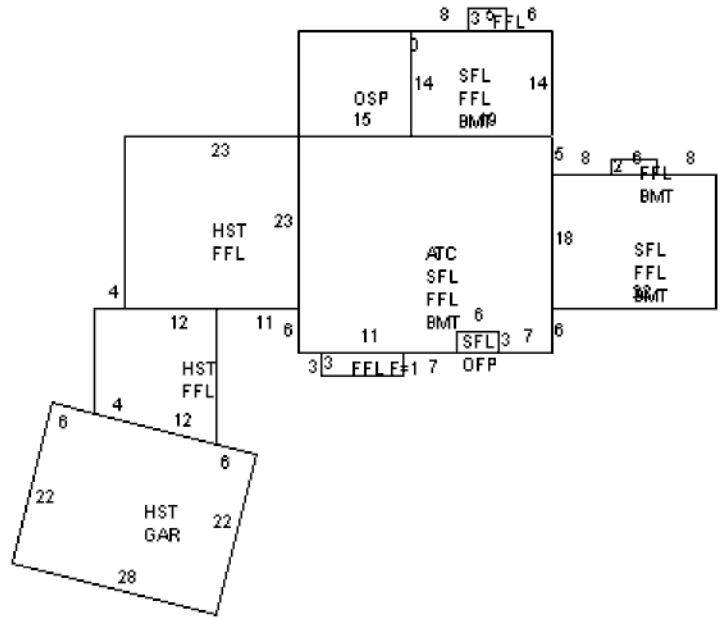
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 2086900.000
Juris. Factor:				Val/Su Fin: 207.97
Special Features:	0			Val/Su Net: 162.41
				Val/Su SzAd: 255.89

**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
27	TENNIS C	D	Y	1	100x55	A	GD	1986	4.09	T	55	101			10,100			10,100
2	SHED/FR	D	Y	1	8X14	A	AV	1986	15.00	T	60	101			700			700
12	POOL I-G	D	Y	1	20X40	V	AV	1995	33.00	T	40	101			15,800			15,800
2	SHED/FR	D	Y	1	8x10	A	AV	2000	15.00	T	30	101			800			800

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,475	84.510	209,172	
SFL	2ND FLOOR	1,648	84.510	139,279	
BMT	BASEMENT	1,642	36.970	60,713	
HST	HALF STORY	701	84.510	59,202	
GAR	GARAGE	616	36.000	22,176	
ATC	ATTIC	290	84.510	24,543	
OSP	SCRN PORCH	210	22.500	4,725	
OPF	OPEN PORCH	18	15.000	270	
Net Sketched Area:		7,600	Total:	520,080	
Size Ad	4823.5	Gross Area	8978	FinArea	5935

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	G	0

**IMAGE**



AssessPro Patriot Properties, Inc.