



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CARTWRIGHT VANESSA T
Owner 2:	
Owner 3:	
Street 1:	26 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3808 Type:

PREVIOUS OWNER

Owner 1:	CARTWRIGHT - VANESSA T
Owner 2:	CARTWRIGHT JR - WILLIAM W
Street 1:	26 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3808

NARRATIVE DESCRIPTION

This Parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1964, 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 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		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									60						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	417,800		1.847	646,500	1,064,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 262.29						/Parcel: 262.29	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	417,800	0	1.847	646,500	1,064,300	1,064,300	Year End Roll	9/28/2017
2017	101	FV	406,600	0	1.847	640,100	1,046,700	1,046,700	Year End Roll	9/29/2016
2016	101	FV	399,100	0	1.847	621,700	1,020,800	1,020,800	Year End Roll	1/14/2016
2015	101	FV	395,300	0	1.847	575,300	970,600	970,600	Year End	10/2/2014
2014	101	FV	362,400	0	1.847	536,100	898,500	898,500	Year End Roll	1/23/2014
2013	101	FV	355,100	0	1.847	520,100	875,200	875,200	Year End Roll	10/25/2012
2012	101	FV	467,500	0	1.85	425,800	893,300	893,300	Year End	1/26/2012
2011	101	FV	492,800	0	1.85	432,800	925,600	925,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CARTWRIGHT,VANE	70126-289		10/25/2017	CONVENIENC	100	No	No			
HORNE TR,BENJAM	62154-253		7/1/2013		1075000	No	No			
HORNE, BENJAMIN	25837-260		11/22/1995	CONVENIENC	0	No	No			
HOLLAND FREDERI	11731-279		8/19/1969		50500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/27/2016	6409	MANUAL		C				Install of a Jotel
10/17/2000	2110	ADDITION	40,000	C	6/15/2001			6/15/01 50%

ACTIVITY INFORMATION

Date	Result	By	Name
3/25/2014	SALES INSP	618	G BOURGAULT
11/21/2008	MEAS/EXT INS	25	D ERSKINE
3/30/2002	MEAS+INSPCTD	615	D VELUTTI
6/15/2001	MEAS+INSPCTD	613	M COLE
11/28/1995	MEAS+INSPCTD	607	D KEARLY
1/21/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

