



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIRMINGHAM TR CAROLYN TR
Owner 2:	BIRMINGHAM TR STEPHEN TR
Owner 3:	CAROLYN BIRMINGHAM 1993 TRUST
Street 1:	7 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3801 Type:

PREVIOUS OWNER

Owner 1:	BIRMINGHAM - JAMES G
Owner 2:	BIRMINGHAM - CAROLYN
Street 1:	7 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3801

NARRATIVE DESCRIPTION

This Parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									960						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	606,800		1.997	543,400	1,150,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		259.55	/Parcel:	259.55	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	606,800	0	1.997	543,400	1,150,200	1,150,200	Year End Roll	9/28/2017
2017	101	FV	589,700	0	1.997	513,000	1,102,700	1,102,700	Year End Roll	9/29/2016
2016	101	FV	567,000	0	1.997	497,800	1,064,800	1,064,800	Year End Roll	1/14/2016
2015	101	FV	561,500	0	1.997	461,000	1,022,500	1,022,500	Year End	10/2/2014
2014	101	FV	522,700	0	1.997	413,000	935,700	935,700	Year End Roll	1/23/2014
2013	101	FV	511,600	0	1.997	401,000	912,600	912,600	Year End Roll	10/25/2012
2012	101	FV	533,700	0	2.	383,200	916,900	916,900	Year End	1/26/2012
2011	101	FV	563,200	0	2.	389,400	952,600	952,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BIRMINGHAM,JAME	67134-502		4/22/2016	FAMILY	100	No	No			
SPRINGBORN ROBE	11447-690		12/19/1967		25500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/24/2000	2114	ROOF		C	6/15/2001			
6/5/2000	1991	ADDITION	282,000	C	6/15/2001			construct 2 office

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
6/26/2008	MEAS/EXT INS	25	D ERSKINE
6/15/2001	MEAS+INSPCTD	613	M COLE
12/7/1995	MEAS+INSPCTD	607	D KEARLY
12/6/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.99655	Total SF/SM:	86969.72	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	543,360	Spl Credit	Total:	543,400
--------------	---------	--------------	----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

