



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MENDELL TR NATHANIEL
Owner 2:	KELLY TR DANA L
Owner 3:	JENNINGS REALTY TRUST
Street 1:	4 TODD POND
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FIELD TR - MARY ELISABETH
Owner 2:	-
Street 1:	4 TODD POND
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.91 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1964, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									360						400	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	620,200	7,800	1.910	543,200	1,171,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 250.14						/Parcel: 250.14	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	620,200	7800	1.91	543,200	1,171,200	1,171,200	Year End Roll	9/28/2017
2017	101	FV	609,300	7800	1.91	512,800	1,129,900	1,129,900	Year End Roll	9/29/2016
2016	101	FV	597,400	7800	1.91	497,600	1,102,800	1,102,800	Year End Roll	1/14/2016
2015	101	FV	576,100	7800	1.91	460,800	1,044,700	1,044,700	Year End	10/2/2014
2014	101	FV	570,800	7800	1.91	412,800	991,400	991,400	Year End Roll	1/23/2014
2013	101	FV	560,100	7800	1.91	400,800	968,700	968,700	Year End Roll	10/25/2012
2012	101	FV	560,100	7800	1.91	440,800	1,008,700	1,008,700	Year End	1/26/2012
2011	101	FV	589,800	7800	1.91	448,000	1,045,600	1,045,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FIELD TR,MARY E	70909-452		4/24/2018		1335000	No	No			
VERCOLLONE,CARL	67697-545		7/28/2016		1320000	No	No			
DENISON MARY	21571-34		11/27/1991		450000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/8/2016	6460	WINDOWS	4,500	C				Replace a picture
10/24/2007	3795	RENOVATI	78,000	C	5/28/2009			remodel 3/1/2 bth,
7/31/1995	781-95	MANUAL	8,550	C	6/24/1996			BATHRM
12/17/1992	184	RENOVATI	6,000	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
9/1/2009	MEAS+INSPCTD	100	B MORGAN
5/28/2009	PERMIT VISIT	25	D ERSKINE
5/22/2008	PERMIT VISIT	100	B MORGAN
4/15/2005	M&L EXTERIOR	615	D VELUTTI
11/28/1995	MEAS+INSPCTD	607	D KEARLY
12/20/1993	PERMIT VISIT	600	PA
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

