



**Patriot**  
 Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	ZOLL MIRIAM
Owner 2:	SHASHOUA MICHAEL
Owner 3:	
Street 1:	8 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3802 Type:

**PREVIOUS OWNER**

Owner 1:	PERKINS - SAMUEL P
Owner 2:	PERKINS - CHARLOTTE H
Street 1:	8 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3802

**NARRATIVE DESCRIPTION**

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1965, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:				Topo		
D				Street	1	PAVED
s				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	6.78	1.000	R3									542,400						542,400	
101	ONE FAM		0.043		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									1,290						1,300	
101	ONE FAM		0.02		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									120						100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	513,400	1,600	1.900	543,800	1,058,800		0				
							GIS Ref				
							GIS Ref				
Total Card					513,400	1,600	1.900	543,800	1,058,800	Entered Lot Size	
Total Parcel					513,400	1,600	1.900	543,800	1,058,800	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			264.88	/Parcel:	264.88	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	513,400	1400	1.9	543,800	1,058,600	1,058,600	Year End Roll	9/28/2017
2017	101	FV	502,900	1400	1.9	513,400	1,017,700	1,017,700	Year End Roll	9/29/2016
2016	101	FV	493,100	1400	1.9	498,200	992,700	992,700	Year End Roll	1/14/2016
2015	101	FV	472,600	1400	1.9	461,400	935,400	935,400	Year End	10/2/2014
2014	101	FV	467,500	1400	1.9	413,400	882,300	882,300	Year End Roll	1/23/2014
2013	101	FV	457,200	1400	2.05	402,300	860,900	860,900	Year End Roll	10/25/2012
2012	101	FV	457,200	1400	2.05	442,300	900,900	900,900	Year End	1/26/2012
2011	101	FV	483,000	1400	2.05	449,500	933,900	933,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PERKINS, SAMUEL	69440-280		6/15/2017		1367000	No	No			
ROSS PAUL F,	28678-184		6/8/1998		699000	No	No			
LINCOLN DEVELOP	10920-174		9/19/1965		14500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/16/2017	6915	WINDOWS	33,000	C				Install 18 replace
12/3/2004	3098	W/S FLUE		C	3/14/2005			
6/22/2001	2278	MANUAL		C	6/1/2002			8x12 playhouse
10/28/1998	1564	RENO-GAR	170,000	C	6/19/1999			5/19/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
11/21/2008	MEAS+INSPCTD	25	D ERSKINE
6/1/2002	MEAS+INSPCTD	613	M COLE
5/19/2000	MEAS+INSPCTD	610	M FLYNN
6/19/1999	MEAS+INSPCTD	602	D TUCKER
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B+	- GOOD (+)	
Year Blt:	1965	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		%
Partition:	E	- EXTNSIVE
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		

Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**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
2	SHED/FR	D	Y	1	8x12	A	AV	2001	15.00	T	30	101			1,000			1,000
19	PATIO	D	Y	1	9x12	A	AV	2009	7.00	T	15	101			600			600

More: N Total Yard Items: 1,600 Total Special Features: Total: 1,600

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	VG	- Very Good	13.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			13.8%

**CALC SUMMARY**

Basic \$ / SQ:	79.00
Size Adj.:	0.90010321
Const Adj.:	1.01999998
Adj \$ / SQ:	72.530
Other Features:	57000
Grade Factor:	1.53
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	595545
Depreciation:	82185
Depreciated Total:	513359

**COMMENTS**

**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	RM:	9	BR:	4
	Baths:	4	HB:	

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

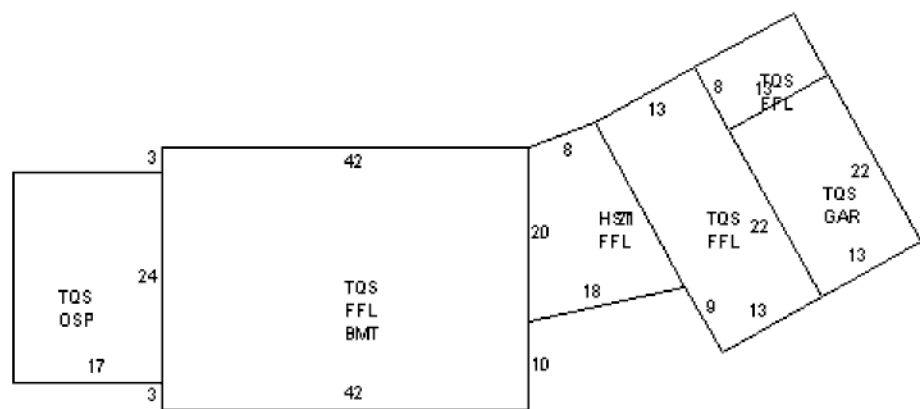
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				1107412.398
AvRate:				
Ind.Val				128.45
Juris. Factor:				86.27
Special Features:	0			128.44
Final Total:	513400			

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,025	72.530	146,874	
TQS	3/4 STORY	1,838	72.530	133,329	
BMT	BASEMENT	1,260	18.130	22,847	
OSP	SCRN PORCH	408	22.500	9,180	
GAR	GARAGE	286	36.000	10,296	
HST	HALF STORY	134	72.530	9,719	
Net Sketched Area:		5,951	Total:	332,245	
Size Ad	3997.25	Gross Area	6698	FinArea	3997

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**



AssessPro Patriot Properties, Inc

**PARCEL ID**

162 10 0