



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HEIN TR ALAN V
Owner 2:	PAGE TR KATHERINE HALL
Owner 3:	HEIN AND PAGE REALTY TRUST
Street 1:	23 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3836 Type:

PREVIOUS OWNER

Owner 1:	PAGE KATHERINE HALL -
Owner 2:	HEIN ALAN -
Street 1:	23 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3836

NARRATIVE DESCRIPTION

This Parcel contains 2.43 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	Descip	%	Item	Code	Descip
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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									390						400	
101	ONE FAM		0.58		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,480						3,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	474,700	400	2.430	650,300	1,125,400	2811	0
						GIS Ref	
						GIS Ref	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			280.96		/Parcel: 280.96		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	474,700	400	2.43	650,300	1,125,400	1,125,400	Year End Roll	9/28/2017
2017	101	FV	461,400	500	2.43	643,900	1,105,800	1,105,800	Year End Roll	9/29/2016
2016	101	FV	443,600	500	2.43	625,500	1,069,600	1,069,600	Year End Roll	1/14/2016
2015	101	FV	439,200	500	2.43	579,100	1,018,800	1,018,800	Year End	10/2/2014
2014	101	FV	408,700	500	2.43	539,900	949,100	949,100	Year End Roll	1/23/2014
2013	101	FV	399,900	500	2.43	523,900	924,300	924,300	Year End Roll	10/25/2012
2012	101	FV	408,700	500	2.43	705,900	1,115,100	1,115,100	Year End	1/26/2012
2011	101	FV	431,300	500	2.43	729,800	1,161,600	1,161,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PAGE KATHERINE	34393-147		12/21/2001	CONVENIENC		1	No	No		
FARAN JAMES J J	28383-136		3/31/1998		739500	No	No			
FARAN JAMES J J	19876-30		6/13/1989	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
4/9/1999	MEAS+INSPCTD	600	PA
11/28/1995	MEAS+INSPCTD	607	D KEARLY
6/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.42955	Total SF/SM:	105831.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	650,270	Spl Credit		Total:	650,300
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