



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BERCEL DIANA
Owner 2:	
Owner 3:	
Street 1:	10 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	LACEY - REBEKAH
Owner 2:	-
Street 1:	39 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3836

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-GRDN Building Built about 1966, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 1 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				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
102	CONDO		0		SQUARE FE	PRIME SITE		0	0.	0.000	TP																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
102	252,400		0.000		252,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 251.90						/Parcel: 251.90	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	252,400	0	.		252,400	252,400	Year End Roll	9/28/2017
2017	102	FV	241,100	0	.		241,100	241,100	Year End Roll	9/29/2016
2016	102	FV	238,800	0	.		238,800	238,800	Year End Roll	1/14/2016
2015	102	FV	250,200	0	.		250,200	250,200	Year End	10/2/2014
2014	102	FV	252,400	0	.		252,400	252,400	Year End Roll	1/23/2014
2013	102	FV	239,100	0	.		239,100	239,100	Year End Roll	10/25/2012
2012	102	FV	238,000	0	.		238,000	238,000	Year End	1/26/2012
2011	102	FV	255,900	0	.		255,900	255,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LACEY,REBEKAH	62781-188		10/15/2013		253000	No	No			
ELLS STEPHEN F,	54160-206		1/15/2010		254000	No	No			
	15971-205		1/16/1985		130000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/14/2013	5410	WINDOWS	12,416	C				install 5 casement

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L COMPLETE	615	D VELUTTI
5/30/1996	MEAS+INSPCTD	606	J SMITH
4/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	95 2106 39
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/03/18	01:51:10

LAST REV

Date	Time
11/26/13	09:28:49

brennanp
2351

EXTERIOR INFORMATION

Type:	7	- CONDO-GRDN
Sty Ht:	1	- 1
(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:	A	- AVERAGE

GENERAL INFORMATION

Grade:	C+	- AVG. (+)
Year Blt:	1966	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Location:	E	- END UNIT
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:	4.761899948	
Name:	7	- TODD POND

COMMENTS

SKETCH**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												

UnSketched SubAreas:
FFL: 1002,
GAR: 273,
PAT: 144,

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2	- PLASTER
Sec Int Wall:		
Partition:	T	- TYPICAL
Prim Floors:	5	- LINO/VINYL
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		

DEPRECIATION

Phys Cond:	AV	- Average	13.1%
Functional:			
Economic:			
Special:			
Override:			
Total:			13.1%

REMODELING

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

RES BREAKDOWN

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

CALC SUMMARY

Basic \$ / SQ:	165.00
Size Adj.:	1.34371257
Const Adj.:	0.92168999
Adj \$ / SQ:	204.350
Other Features:	18075
Grade Factor:	1.12
Neighborhood Inf:	1.11000001
LUC Factor:	1.00
Adj Total:	290499
Depreciation:	38055
Depreciated Total:	252443

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

WtAv\$/SQ:		AvRate:		Ind.Val	313973.8372
Juris. Factor:		Val/Su Fin:	251.90		
Special Features:	0	Val/Su Net:	177.87		
Final Total:	252400	Val/Su SzAd	251.90		

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,002	204.350	198,554	
GAR	GARAGE	273	36.000	9,828	
PAT	PATIO	144	7.000	1,008	
Net Sketched Area:		1,419	Total:	209,390	
Size Ad	1002	Gross Area	1419	FinArea	1002

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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

IMAGE

AssessPro Patriot Properties, Inc