



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEACOCK SUSAN
Owner 2:	
Owner 3:	
Street 1:	41 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WASSON - PAGE P
Owner 2:	-
Street 1:	41 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains . ACRES of land mainly classified as CONDO with a(n) CONDO-TNHS Building Built about 1966, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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	285,700		0.000		285,700		0
							GIS Ref
							GIS Ref
Total Card	285,700		0.000		285,700	Entered Lot Size	
Total Parcel	285,700		0.000		285,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: 224.78		/Parcel:	224.78	Land Unit Type:	Insp Date
							04/09/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	102	FV	285,700	0	.		285,700	285,700	Year End Roll	9/28/2017
2017	102	FV	272,900	0	.		272,900	272,900	Year End Roll	9/29/2016
2016	102	FV	270,300	0	.		270,300	270,300	Year End Roll	1/14/2016
2015	102	FV	283,100	0	.		283,100	283,100	Year End	10/2/2014
2014	102	FV	285,700	0	.		285,700	285,700	Year End Roll	1/23/2014
2013	102	FV	270,300	0	.		270,300	270,300	Year End Roll	10/25/2012
2012	102	FV	271,300	0	.		271,300	271,300	Year End	1/26/2012
2011	102	FV	288,700	0	.		288,700	288,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WASSON,PAGE P	69827-91		8/25/2017	CONVENIENC	419000	No	No			
WANG FREDERICK	49156-134		3/21/2007		300000	No	No			
	13172-511		4/15/1977		65000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/20/2009	4137	MANUAL		C				install pellet ins
9/11/2007	3763	MANUAL		C				install pellet sto

ACTIVITY INFORMATION

Date	Result	By	Name
4/9/2012	MEAS/EXT INS	25	D ERSKINE
3/6/2004	M&L EXTERIOR	615	D VELUTTI
5/29/1996	MEAS+INSPCTD	606	J SMITH
4/11/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

GENERAL INFORMATION

Table with 2 columns: Field (Type, Sty Ht, Units, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View/Desir) and Value (8 - CONDO-TNHS, 2 - 2, 1, 1 - CONCRETE, 1 - WOOD, 2 - CLAPBOARD, 1 - GABLE, 1 - ASPHALT, A - AVERAGE).

GENERAL INFORMATION

Table with 2 columns: Field (Grade, Year Blt, Alt LUC, Jurisdct, Const Mod, Lump Sum Adj) and Value (C+ - AVG. (+), 1966, Alt %, Fact.,).

INTERIOR INFORMATION

Table with 2 columns: Field (Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, % Com Wal) and Value (STD, 2 - PLASTER, T - TYPICAL, 3 - HARDWOOD, 6 - CERAMIC T, 20%, 3 - TYPICAL, 2 - TYPICAL, S, 3 - ELECTRIC, 6 - ELECTRC BB, 1, 100, % AC: 100, NO, Central Vac: NO, 0, % Sprinkled 0).

INTERIOR INFORMATION

Table with 2 columns: Field (Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, Solar HW, % Com Wal) and Value (STD, 2 - PLASTER, T - TYPICAL, 3 - HARDWOOD, 6 - CERAMIC T, 20%, 3 - TYPICAL, 2 - TYPICAL, S, 3 - ELECTRIC, 6 - ELECTRC BB, 1, 100, % AC: 100, NO, Central Vac: NO, 0, % Sprinkled 0).

SPEC FEATURES/YARD ITEMS

Table with columns: 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.

Summary row: More: N, Total Yard Items, Total Special Features, Total.

BATH FEATURES

Table with 3 columns: Bath Type (Full Bath, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix), Count, Rating (AVERAGE).

OTHER FEATURES

Table with 3 columns: Kits, A Kits, Frpl, WSFlue, Count, Rating (AVERAGE).

CONDO INFORMATION

Table with 2 columns: Field (Location, Total Units, Floor, % Own, Name) and Value (I - INTERIOR, 7 - TODD POND).

DEPRECIATION

Table with 3 columns: Field (Phys Cond, Functional, Economic, Special, Override), Value (AV - Average, 13.1%), Total: 13.1%.

CALC SUMMARY

Table with 2 columns: Field (Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total) and Value (162.00, 1.20747447, 0.95334387, 186.484, 26445, 1.12, 1.11000001, 1.00, 328795, 43072, 285723).

COMMENTS

Empty comment box.

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, Line 1, # Units 1. Includes sub-tables for Level, Other, Upper, Lvl 2, Lvl 1, Lower, and Totals (RMs: 4, BRs: 2, Baths: 1, HB 1).

REMODELING

Table with 2 columns: Field (Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General) and Value.

RES BREAKDOWN

Table with 4 columns: No Unit, RMS, BRS, FL. Totals: 1, 4, 2, 2.

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Summary row: WtAv\$/SQ, AvRate, Ind.Val, 350446.6793. Final Total: 285700, Val/Su SzAd: 224.78.

SKETCH

Unsketched SubAreas: SFL: 481, FFL: 790, PAT: 144.

SUB AREA

Table with 5 columns: Code, Description, Area - SQ, Rate - AV, Undepr Value. Totals: Net Sketched Area: 1,415, Total: 238,030.

SUB AREA DETAIL

Table with 7 columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

171 23 0 2 3B