



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 40 |        | TODD POND RD, LINCOLN |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | KRIZ KATRIN         |
| Owner 2:  |                     |
| Owner 3:  |                     |
| Street 1: | 40 TODD POND RD     |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-3808 Type:    |

**PREVIOUS OWNER**

|           |                     |
|-----------|---------------------|
| Owner 1:  | MCBRIDE TR - MARY B |
| Owner 2:  | -                   |
| Street 1: | 38 TODD POND RD     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry            |
| Postal:   | 01773-3808          |

**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, 3 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                                   | 199,300        |            | 0.000     |            | 199,300     |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 306.62 |                |            |           |            |             | /Parcel: 306.62   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 102 | FV  | 199,300    | 0         | .         |            | 199,300     | 199,300       | Year End Roll | 9/28/2017  |
| 2017   | 102 | FV  | 190,300    | 0         | .         |            | 190,300     | 190,300       | Year End Roll | 9/29/2016  |
| 2016   | 102 | FV  | 188,500    | 0         | .         |            | 188,500     | 188,500       | Year End Roll | 1/14/2016  |
| 2015   | 102 | FV  | 197,500    | 0         | .         |            | 197,500     | 197,500       | Year End      | 10/2/2014  |
| 2014   | 102 | FV  | 199,300    | 0         | .         |            | 199,300     | 199,300       | Year End Roll | 1/23/2014  |
| 2013   | 102 | FV  | 188,500    | 0         | .         |            | 188,500     | 188,500       | Year End Roll | 10/25/2012 |
| 2012   | 102 | FV  | 188,500    | 0         | .         |            | 188,500     | 188,500       | Year End      | 1/26/2012  |
| 2011   | 102 | FV  | 202,900    | 0         | .         |            | 202,900     | 202,900       | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| MCBRIDE TR,MARY | 63444-593 |      | 4/2/2014   |           | 197000     | No | No  |       |                 |       |
| BENTLEY BARBARA | 35091-568 |      | 3/21/2002  |           | 235000     | No | No  |       |                 |       |
|                 | 12103-199 |      | 11/19/1971 |           | 21000      | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
|      |        |       |        |     |            |          |          |         |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name       |
|-----------|--------------|-----|------------|
| 4/9/2012  | MEAS/EXT INS | 25  | D ERSKINE  |
| 2/23/2004 | M&L COMPLETE | 615 | D VELUTTI  |
| 5/30/1996 | MEAS+INSPCTD | 606 | J SMITH    |
| 4/11/1987 | INSPECTED    | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

|               |            |
|---------------|------------|
| Prior Id # 1: | 95 2108 40 |
| 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 | 01:52:22 |

**LAST REV**

| Date     | Time     |
|----------|----------|
| 06/13/14 | 15:01:36 |
| blakeley |          |
| 2353     |          |

