

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WHITMAN TR LAWRENCE W
Owner 2:	WHITMAN TR JOANNE S
Owner 3:	WHITMAN FAMILY INVESTMENT TR
Street 1:	43 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WHITMAN LAWRENCE W -
Owner 2:	WHITMAN JOANNE S -
Street 1:	43 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, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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:				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
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
102	328,700		0.000		328,700	1763
Total Card		328,700	0.000		328,700	Entered Lot Size
Total Parcel		328,700	0.000		328,700	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 195.42		/Parcel: 195.42		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	102	FV	328,700	0	.		328,700	328,700	Year End Roll	9/28/2017
2017	102	FV	313,900	0	.		313,900	313,900	Year End Roll	9/29/2016
2016	102	FV	310,900	0	.		310,900	310,900	Year End Roll	1/14/2016
2015	102	FV	325,700	0	.		325,700	325,700	Year End	10/2/2014
2014	102	FV	328,700	0	.		328,700	328,700	Year End Roll	1/23/2014
2013	102	FV	310,800	0	.		310,800	310,800	Year End Roll	10/25/2012
2012	102	FV	314,700	0	.		314,700	314,700	Year End	1/26/2012
2011	102	FV	335,000	0	.		335,000	335,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITMAN LAWRENC	46131-490		9/22/2005	CONVENIENC	99	No	No			
ROEHR MARCIA A,	33757-391		10/2/2001		348000	No	No			
COMSTOCK, CHARL	24659-269		6/29/1994		248000	No	No			
JENNINGS CHARLE	18821-375		1/15/1988		265000	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
3/6/2004	M&L EXTERIOR	615	D VELUTTI
5/30/1996	MEAS+INSPCTD	606	J SMITH
6/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

