



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MUZILA PETER
Owner 2:	MUZILA ALYSON
Owner 3:	
Street 1:	3 ROUND HILL RD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	DRANE DOUGLAS -
Owner 2:	-
Street 1:	402 AMHERST ST
Twn/City:	NASHUA
St/Prov:	NH Cntry
Postal:	03063

NARRATIVE DESCRIPTION

This Parcel contains 10.66 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
130	LAND		2.31747		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									69,524						69,500	
132	UNDEV		6.506		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R5									39,036						39,000	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
			4.154	866,300	866,300	2136
132			6.506	39,000	39,000	
Total Card			10.660	905,300	905,300	
Total Parcel			10.660	905,300	905,300	Entered Lot Size
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	Total Land:
						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	130	FV		0	10.66	905,300	905,300	905,300	Year End Roll	9/28/2017
2017	130	FV		0	10.66	905,300	905,300	905,300	Year End Roll	9/29/2016
2016	130	FV		0	10.66	853,300	853,300	853,300	Year End Roll	1/14/2016
2015	130	FV		0	10.66	798,100	798,100	798,100	Year End	10/2/2014
2014	130	FV		0	10.66	788,500	788,500	788,500	Year End Roll	1/23/2014
2013	130	FV		0	10.66	768,500	768,500	768,500	Year End Roll	10/25/2012
2012	130	FV		0	10.66	788,500	788,500	788,500	Year End	1/26/2012
2011	130	FV		0	10.66	834,900	834,900	834,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DRANE DOUGLAS,	31222-046		3/8/2000	PARTIAL INTR	734410	Yes	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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

