



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TODD POND CONDO
Owner 2:	
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TODD POND CONDO -
Owner 2:	-
Street 1:	
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 4.532 ACRES of land mainly classified as CONDO CONDO with a(n) N/A Building Built about , Having Primarily N/

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
998	CONDO		80000		SQUARE FE	PRIME SITE		0	6.78	1.000	R3									542,400						542,400	
998	CONDO		117400		SQUARE FE	PRIME SITE		0	6.78	0.777	R3									618,472						618,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
998			4.532	1,160,900	1,160,900	MASTER CONDO RECORD	
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	998	FV		0	4.532	1,160,900	1,160,900	1,160,900	Year End Roll	9/28/2017
2017	998	FV		0	4.532	1,095,800	1,095,800	1,095,800	Year End Roll	9/29/2016
2016	998	FV		0	4.532	1,063,300	1,063,300	1,063,300	Year End Roll	1/14/2016
2015	998	FV		0	4.532	984,500	984,500	984,500	Year End	10/2/2014
2014	998	FV		0	4.532	881,800	881,800	881,800	Year End Roll	1/23/2014
2013	998	FV		0	4.532	856,100	856,100	856,100	Year End Roll	10/25/2012
2012	998	FV		0	4.532				Year End	1/26/2012
2011	998	FV		0	4.532				Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TODD POND CONDO	12056-090		8/16/1971			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/4/2016	6614	ROOF	130,000	C				Strip & re-roof 20

ACTIVITY INFORMATION

Date	Result	By	Name

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

