



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	NEWELL SAMUEL A
Owner 2:	NEWELL ILANA WIND
Owner 3:	
Street 1:	75 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3836 Type:

**PREVIOUS OWNER**

Owner 1:	BODMAN APRIL W -
Owner 2:	-
Street 1:	75 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3836

**NARRATIVE DESCRIPTION**

This Parcel contains 2.147 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1968, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.31		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									1,860						1,900	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	837,000		2.147	561,900	1,398,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 361.64						/Parcel: 361.64	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	834,400	0	2.147	544,300	1,378,700	1,378,700	Create Final value 2019	6/4/2019
2018	101	FV	834,400	0	2.147	544,300	1,378,700	1,378,700	Year End Roll	9/28/2017
2017	101	FV	747,000	0	2.147	513,900	1,260,900	1,260,900	Year End Roll	9/29/2016
2016	101	FV	728,800	0	2.147	498,700	1,227,500	1,227,500	Year End Roll	1/14/2016
2015	101	FV	703,000	0	2.147	461,900	1,164,900	1,164,900	Year End	10/2/2014
2014	101	FV	696,600	0	2.147	413,900	1,110,500	1,110,500	Year End Roll	1/23/2014
2013	101	FV	683,700	0	2.147	401,900	1,085,600	1,085,600	Year End Roll	10/25/2012
2012	101	FV	683,700	0	2.15	401,300	1,085,000	1,085,000	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BODMAN APRIL W,	40291-502		8/4/2003		1290000	No	No			
BODMAN TAYLOR S	34589-145		1/16/2002	CONVENIENC	99	No	No			
WEBSTER, WINIFR	25780-574		10/31/1995		650000	No	No			
	11582-392		10/19/1968		16000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/16/2009	4359	RENO-ADD	300,000	C	7/22/2010			new mstr bed of ex
8/21/2001	2322	RENOVATI	27,000	C	6/1/2002			master bathroom
10/31/1995	848-95	RENOVATI	65,000	C	6/24/1996			

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/22/2010	MEAS+INSPCTD	25	D ERSKINE
1/23/2006	ABATE-INSPEC	1	H M SCHEID
6/1/2002	MEAS/EXT INS	613	
5/24/1996	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

