



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUNT ALFRED JAMES
Owner 2:	HACK TOBIN AYRES
Owner 3:	
Street 1:	63 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KIRSTEN-SHAW - KAREN
Owner 2:	SHAW - PETER C
Street 1:	63 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 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 Infl	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		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	563,800	5,600	1.850	560,400	1,129,800		0
							GIS Ref
							GIS Ref
Total Card	563,800	5,600	1.850	560,400	1,129,800	Entered Lot Size	
Total Parcel	563,800	5,600	1.850	560,400	1,129,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		382.85	/Parcel:	382.85	Insp Date
						Land Unit Type:	07/22/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	512,700	5600	1.85	542,800	1,061,100	1,061,100	Create Final value 2019	6/4/2019
2018	101	FV	512,700	5600	1.85	542,800	1,061,100	1,061,100	Year End Roll	9/28/2017
2017	101	FV	494,400	5600	1.85	512,400	1,012,400	1,012,400	Year End Roll	9/29/2016
2016	101	FV	476,200	5600	1.85	497,200	979,000	979,000	Year End Roll	1/14/2016
2015	101	FV	471,900	5600	1.85	460,400	937,900	937,900	Year End	10/2/2014
2014	101	FV	442,100	5600	1.85	412,400	860,100	860,100	Year End Roll	1/23/2014
2013	101	FV	433,600	5600	1.85	400,400	839,600	839,600	Year End Roll	10/25/2012
2012	101	FV	442,100	5600	1.85	440,400	888,100	888,100	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KIRSTEN-SHAW,KA	68524-48		12/2/2016		1375000	No	No			
JAMES HAMILTON	49582-566		6/8/2007		1100000	No	No			
BARNET JAMES R,	28027-074		12/30/1997		675000	No	No			
SMITH ELEANOR W	13480-198		6/30/1978		145000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/13/2018	7283	ROOF	15,000	C				Strip & re-roof dw
10/19/2018	7233	MANUAL	18,000	C				Air seal attic fla
5/7/2018	7060	WOOD STO	15,000	C				Install 2 wood sto
6/8/2017	6765	RENOVATI	45,000	C				Remodel laundry ro
5/5/2017	6737	MANUAL	5,000	C				Remove wall coveri
4/29/2009	4171	RENOVATI	20,000	C	8/6/2009			reno 1/2 & full bt
2/2/2001	2158	MANUAL	5,000	C	6/8/2001			construct dorma fo
8/2/1999	1750	ROOF		C	5/19/2000			5/19/00 100%
3/1/1999	1648	KITCHEN	18,000	C	6/2/1999			
7/8/1998	1457	FENCE	2,000	C	3/27/1999			3/27/99 0%

ACTIVITY INFORMATION

Date	Result	By	Name
1/3/2017	SALES INSP	618	G BOURGAULT
7/22/2010	MEAS+INSPCTD	25	D ERSKINE
6/26/2008	MEAS/EXT INS	25	D ERSKINE
6/8/2001	MEAS/EXT INS	613	
5/19/2000	MEAS/EXT INS	610	
6/2/1999	MEAS+INSPCTD	602	
3/27/1999	MEAS/EXT INS	602	
11/30/1995	MEAS+INSPCTD	607	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

