



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RUNDELL RICHARD L
Owner 2:	RUNDELL VIRGINIA Q
Owner 3:	
Street 1:	76 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3808 Type:

PREVIOUS OWNER

Owner 1:	ESCHENROEDER ALAN Q -
Owner 2:	ESCHENROEDER LAURA P -
Street 1:	76 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3808

NARRATIVE DESCRIPTION

This Parcel contains 2.227 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1976, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 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 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.39		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									2,340						2,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	351,800	2,400	2.227	666,300	1,020,500	2116	0				
							GIS Ref				
							GIS Ref				
Total Card					351,800	2,400	2.227	666,300	1,020,500	Entered Lot Size	
Total Parcel					351,800	2,400	2.227	666,300	1,020,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			381.07	/Parcel:	381.07	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	326,200	2400	2.227	648,700	977,300	977,300	Create Final value 2019	6/4/2019
2018	101	FV	326,200	2400	2.227	648,700	977,300	977,300	Year End Roll	9/28/2017
2017	101	FV	328,700	0	2.227	642,300	971,000	971,000	Year End Roll	9/29/2016
2016	101	FV	325,400	0	2.227	623,900	949,300	949,300	Year End Roll	1/14/2016
2015	101	FV	312,000	0	2.227	577,500	889,500	889,500	Year End	10/2/2014
2014	101	FV	308,600	0	2.227	538,300	846,900	846,900	Year End Roll	1/23/2014
2013	101	FV	301,900	0	2.227	402,300	704,200	704,200	Year End Roll	10/25/2012
2012	101	FV	318,100	0	2.23	485,500	803,600	803,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ESCHENROEDER AL	58607-45		3/2/2012		920000	No	No			
ESHENROEDER ALA	32568-56		3/28/2001	CONVENIENC	100	No	No			
SHENTON ROBERT	17459-320		10/3/1986		520000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/15/1998	1418	RENOVATI	7,000	C	6/9/1998			DECK & SHED 06/09/
3/7/1997	1142-97	ROOF		C	6/23/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
7/19/2007	MEAS/EXT INS	616	D MANZELLO
6/9/1998	MEAS/EXT INS	602	
6/23/1997	MEAS/EXT INS	602	
11/30/1995	MEAS+INSPCTD	607	
4/27/1994	FIELDREV CHG	600	
8/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

