



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TRAYNOR THOMAS
Owner 2:	TRAYNOR GABRIELA POMA
Owner 3:	
Street 1:	955 MASSACHUSETTS AVE APT359
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02139 Type:

**PREVIOUS OWNER**

Owner 1:	Kass Tr - Amalie M
Owner 2:	-
Street 1:	16 Todd Pond Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3802

**NARRATIVE DESCRIPTION**

This Parcel contains 4.208 ACRES of land mainly classified as LAND with a(n) N/A Building Built about , Having Primarily N/A Exterior and N/A Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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
130	LAND		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
130	LAND		0.901		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									27,030						27,000	
130	LAND		1.47		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									8,820						8,800	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			4.208	835,800	835,800		
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
2019	130	FV		0	4.208	832,600	832,600	832,600	Create Final value 2019	6/4/2019
2018	130	FV		0	4.208	832,600	832,600	832,600	Year End Roll	9/28/2017
2017	130	FV		0	4.208	832,600	832,600	832,600	Year End Roll	9/29/2016
2016	130	FV		0	4.208	780,600	780,600	780,600	Year End Roll	1/14/2016
2015	130	FV		0	4.208	725,400	725,400	725,400	Year End	10/2/2014
2014	101	FV	733,000	0	4.19	715,300	1,448,300	1,448,300	Year End Roll	1/23/2014
2013	101	FV	799,700	0	4.26	697,400	1,497,100	1,497,100	Year End Roll	10/25/2012
2012	101	FV	799,700	0	4.26	739,400	1,539,100	1,539,100	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Kass Tr, Amalie	59217-191		6/1/2012		1510000	No	No			
KASS EDWARD H,	51197-568		5/20/2008	FAMILY		1	No	No		
BALDWIN ROBERT	13096-494		11/19/1976		194200	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/15/2016	6370	NEW HOME	4,000,000	O				Single family home
4/11/2014	5710	NEW HOME	1,500,000	C				Construct new sing
12/6/2013	5615	DEMOLITI	30,000	C	5/27/2015			demo dwelling stru
8/21/2006	3498	ROOF		C				strip & re-roof dw
7/1/2002	2528	DEMOLITI	3,500	C	6/21/2003			paddle tennis cour

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/2/2016	PERMIT VISIT	618	G BOURGAULT
5/27/2015	PERMIT VISIT	619	DH
5/13/2014	MEAS/EXT INS	25	D ERSKINE
11/21/2008	MEAS/EXT INS	25	D ERSKINE
6/21/2003	MEAS/EXT INS	615	
2/21/1996	ABATE-INSPEC	600	
11/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

