



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAROTTA CAROLINE
Owner 2:	
Owner 3:	
Street 1:	18 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3808 Type:

PREVIOUS OWNER

Owner 1:	CAMPO - CHRISTINE
Owner 2:	MAROTTA - CAROLINE
Street 1:	18 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3808

NARRATIVE DESCRIPTION

This Parcel contains 2.98 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1964, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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 Influ	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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.393		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									11,790						11,800	
101	ONE FAM		0.75		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									4,500						4,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	505,700	3,200	2.980	816,300	1,325,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 417.99						/Parcel: 417.99	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	479,500	3200	2.98	813,100	1,295,800	1,295,800	Create Final value 2019	6/4/2019
2018	101	FV	479,500	3200	2.98	813,100	1,295,800	1,295,800	Year End Roll	9/28/2017
2017	101	FV	497,000	1600	2.98	813,100	1,311,700	1,311,700	Year End Roll	9/29/2016
2016	101	FV	483,000	1600	2.98	761,100	1,245,700	1,245,700	Year End Roll	1/14/2016
2015	101	FV	470,100	1600	2.98	705,900	1,177,600	1,177,600	Year End	10/2/2014
2014	101	FV	435,700	1600	2.98	696,300	1,133,600	1,133,600	Year End Roll	1/23/2014
2013	101	FV	427,100	1600	3.08	676,900	1,105,600	1,105,600	Year End Roll	10/25/2012
2012	101	FV	427,100	1600	3.08	718,900	1,147,600	1,147,600	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CAMPO,CHRISTINE	68106-149		9/28/2016	DIVORCE/ESTA	100	No	No			
FERNALD ELEANOR	59008-64		5/1/2012		1230000	No	No			
FERNALD, GEORGE	26861-399		11/27/1996	CONVENIENC	1	No	No			
	10360-133		9/19/1963		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/7/2017	6714	RENOVATI	34,800	C	6/8/2017			Remodel 2 bathroom
8/31/2015	6210	WINDOWS	23,100	C	4/26/2017			Install 7 windows
3/12/2013	5341	ROOF	29,000	C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
7/21/2007	MEAS/EXT INS	616	D MANZELLO
5/14/1996	MEAS+INSPCTD	606	
11/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

