



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MUZILA PATRIK
Owner 2:	
Owner 3:	
Street 1:	109 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DRANE DOUGLAS -
Owner 2:	-
Street 1:	402 AMHERST ST
Twn/City:	NASHUA
St/Prov:	NH Cntry
Postal:	03063 Type:

NARRATIVE DESCRIPTION

This Parcel contains 10.016 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2003, Having Primarily STUCCO Exterior and WOODSHINGL Roof Cover, with 1 Units, 7 Baths, 2 HalfBaths, 0 3/4 Baths, 15 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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	11.5	1.000	R6									920,000						920,000	
101	ONE FAM		4.478		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									134,340						134,300	
132	UNDEV		3.701		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R6									22,206						22,200	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	3,010,100	27,500	6.315	1,054,300	4,091,900	Z136	0
132			3.701	22,200	22,200		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost						Land Unit Type:	06/13/06
Total Value per SQ unit /Card: 365.30						/Parcel: 365.30	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	3,182,500	27500	10.016	1,051,700	4,261,700	4,261,700	Create Final value 2019	6/4/2019
2018	101	FV	3,182,500	27500	10.016	1,051,700	4,261,700	4,261,700	Year End Roll	9/28/2017
2017	101	FV	3,043,500	27500	10.016	1,051,700	4,122,700	4,122,700	Year End Roll	9/29/2016
2016	101	FV	3,016,000	27500	10.016	1,025,300	4,068,800	4,068,800	Year End Roll	1/14/2016
2015	101	FV	2,988,400	27500	10.016	961,300	3,977,200	3,977,200	Year End	10/2/2014
2014	101	FV	2,933,100	27500	10.016	948,500	3,909,100	3,909,100	Year End Roll	1/23/2014
2013	101	FV	2,877,900	27500	10.016	924,500	3,829,900	3,829,900	Year End Roll	10/25/2012
2012	101	FV	2,863,200	27500	10.016	1,040,500	3,931,200	3,931,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DRANE DOUGLAS,	31222-044		3/8/2000	PARTIAL INTR	759410	Yes	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
7/1/2010	4506	TENN.CO	42,000	C				tennis ourt and fe
7/10/2002	2540	NEW HOME	1,600,000	C	10/15/2008			6/28 25% 5/22 50%

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2011	INFO FR MLS	618	G BOURGAULT
6/13/2006	MEAS+INSPCTD	615	
6/4/2005	MEAS+INSPCTD	615	
5/22/2004	MEAS+INSPCTD	615	
6/28/2003	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA

