

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NEWELL TR JOHN B
Owner 2:	NEWELL TR ELLEN S
Owner 3:	JOHN B NEWELL REVOC TRUST
Street 1:	98 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3837 Type:

PREVIOUS OWNER

Owner 1:	BRISCOE - JOHN
Owner 2:	ANDRADE - CONCEICAO ARAUJO
Street 1:	98 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3837

NARRATIVE DESCRIPTION

This parcel contains 2.447 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1968, having primarily WOOD Exterior and 3386 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.61		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									4,270						4,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.447	686,100	7,600	962,700	1,656,400
Total Card 2.447 686,100 7,600 962,700 1,656,400					
Total Parcel 2.447 686,100 7,600 962,700 1,656,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 489.26		/Parcel: 489.26	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	649,300	7200	2.447	934,700	1,591,200		Year End Roll	12/2/2024
2024	101	FV	660,100	7200	2.447	915,700	1,583,000		Year end	11/9/2023
2023	101	FV	512,200	7200	2.447	743,700	1,263,100	1,263,100	Year end	11/3/2022
2022	101	FV	442,000	7200	2.447	688,500	1,137,700	1,137,700	Year End Roll	10/19/2021
2021	101	FV	413,500	7200	2.447	643,700	1,064,400	1,064,400	Year End Roll	10/15/2020
2020	101	FV	376,900	7200	2.447	667,700	1,051,800	1,051,800	Year End Roll	9/26/2019
2019	101	FV	351,300	7200	2.447	650,100	1,008,600	1,008,600	Create Final va	6/4/2019
2018	101	FV	351,300	7200	2.447	650,100	1,008,600	1,008,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRISCOE,JOHN	62553-410		8/30/2013	CHD>SALE	1,160,000	No	No		
RESNICK CHARLES	51953-204		12/5/2008		905,000	No	No		
RYAN WILLIAM H,	11476-695		3/8/1968		22,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/18/2017	6724	ROOF	2,100	C				Strip & re-roof dw
9/17/2013	5551	MANUAL	11,000	C				sheet metal work f
8/21/2013	5520	RENOVATI	250,000	C	5/13/2014			remodel the kitche
9/13/2012	5159	WDK	20,000	C				replace existing d
3/29/2010	4410	RENOVATI	5,000	C				patch hole in bmt
5/20/2002	2493	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	MEAS/EXT INS	6	JN
5/13/2014	MEAS/EXT INS	25	D ERSKINE
3/28/2013	MEAS+INSPCTD	618	G BOURGAULT
2/10/2009	MEAS+INSPCTD	100	
4/16/2005	M&L COMPLETE	615	
11/30/1995	MEAS+INSPCTD	607	
12/19/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	104 10 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	14:12:33

LAST REV

Date	Time
04/18/25	08:29:29

apro	127
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