

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MEYERSON JOEL W
Owner 2:	KEMPNER E DAPHNE
Owner 3:	
Street 1:	102 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3807 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.357 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1965, having primarily WOOD SHING Exterior and 3269 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

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		0.52		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									3,640						3,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.357	556,900		962,000	1,518,900
Total Card	2.357	556,900		962,000	1,518,900
Total Parcel	2.357	556,900		962,000	1,518,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		464.64	/Parcel: 464.64

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	527,400	0	2.357	934,000	1,461,400		Year End Roll	12/2/2024
2024	101	FV	520,500	0	2.357	915,100	1,435,600		Year end	11/9/2023
2023	101	FV	517,100	0	2.357	743,100	1,260,200	1,260,200	Year end	11/3/2022
2022	101	FV	467,400	0	2.357	687,900	1,155,300	1,155,300	Year End Roll	10/19/2021
2021	101	FV	424,600	0	2.357	643,100	1,067,700	1,067,700	Year End Roll	10/15/2020
2020	101	FV	421,300	0	2.357	667,100	1,088,400	1,088,400	Year End Roll	9/26/2019
2019	101	FV	392,700	0	2.357	649,500	1,042,200	1,042,200	Create Final va	6/4/2019
2018	101	FV	392,700	0	2.357	649,500	1,042,200	1,042,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
AUSTIN, RICHARD	24456-124		4/14/1994		550,000	No	No		
	10562-445		6/19/1964			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/15/1999	1858	W/S FLUE		C	5/19/2000			5/19/00 100%
6/10/1997	1205	WDK	5,000	C	3/3/1998			100% 3/3/98
5/29/1995	711-95	MANUAL	17,000	C	6/24/1996			PORCH

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
7/19/2007	MEAS/EXT INS	616	D MANZELLO
5/19/2000	MEAS+INSPCTD	610	
3/3/1998	MEAS/EXT INS	602	
7/19/1995	MEAS/EXT INS	600	
7/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 11 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:	

Parcel ID 171 8 0
 Entered Lot Size
 Total Land:
 Land Unit Type:
 !128!
 PRINT Date Time 09/26/25 14:12:39
 LAST REV Date Time 05/31/17 13:32:33
 apro 128

