

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VON WAHLDE MATTHEW
Owner 2:	VON WAHLDE JULIA A
Owner 3:	
Street 1:	104 TODD POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	JULIAN - EDWARD A
Owner 2:	JULIAN - ELLEN H
Street 1:	104 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3807

NARRATIVE DESCRIPTION

This parcel contains 2.977 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1965, having primarily WOOD Exterior and 3178 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 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		1.14		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									7,980						8,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	2.977	1,001,600	3,300	966,400	1,971,300	
Total Card		2.977	1,001,600	3,300	966,400	1,971,300
Total Parcel		2.977	1,059,500	3,300	966,400	2,029,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 620.39		/Parcel: 591.00		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	975,100	3100	2.977	938,400	1,916,600		Year End Roll	12/2/2024
2024	101	FV	964,000	3100	2.977	918,800	1,885,900		Year end	11/9/2023
2023	101	FV	836,000	3100	2.977	746,800	1,585,900	1,585,900	Year end	11/3/2022
2022	101	FV	722,100	3900	2.977	691,600	1,417,600	1,417,600	Year End Roll	10/19/2021
2021	101	FV	669,500	3900	2.977	646,800	1,320,200	1,320,200	Year End Roll	10/15/2020
2020	101	FV	658,800	3900	2.977	670,800	1,333,500	1,333,500	Year End Roll	9/26/2019
2019	101	FV	626,100	3900	2.977	653,200	1,283,200	1,283,200	Create Final va	6/4/2019
2018	101	FV	626,100	3900	2.977	653,200	1,283,200	1,283,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JULIAN,EDWARD A	70355-179		12/8/2017		1,395,000	No	No		
ETCHEVERRY NICH	41353-73		11/3/2003		1,250,000	No	No		
ETCHEVERRY JULI	37332-233		12/11/2002	CONVENIENC		1	No	No	
ETCHEVERRY, NIC	25065-256		12/16/1994	FAMILY		10	No	No	
WIEDERHOLD PIET	17623-469		12/1/1986		535,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/20/2012	5170	WDK	50,000	C				remove and replace
10/7/1998	1542	RENO-GAR	30,000	C	3/27/1999			
3/16/1998	1353	MANUAL	2,500	C	6/9/1998			PLAYHOUSE 6/9/98 1

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	INSPECTED	4	JG
5/3/2017	MEAS/EXT INS	4	JG
7/19/2007	MEAS/EXT INS	616	D MANZELLO
3/27/1999	MEAS+INSPCTD	602	
6/9/1998	MEAS/EXT INS	602	
11/22/1996	ABATE-INSPEC	600	
11/30/1995	MEAS/EXT INS	607	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	104 12 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:	

