

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KOHAVI YUVAL
Owner 2:	GOLDMAN ELISE R
Owner 3:	
Street 1:	75 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3836 Type:

PREVIOUS OWNER

Owner 1:	NEWELL - SAMUEL A
Owner 2:	NEWELL - ILANA WIND
Street 1:	75 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3836

NARRATIVE DESCRIPTION

This parcel contains 2.147 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1968, having primarily CLAPBOARD Exterior and 3868 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.31		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									2,170						2,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.147	1,469,800		800,600	2,270,400
Total Card		2.147	1,469,800	800,600	2,270,400
Total Parcel		2.147	1,469,800	800,600	2,270,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 586.94		/Parcel: 586.94	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,390,400	0	2.147	777,400	2,167,800		Year End Roll	12/2/2024
2024	101	FV	1,342,100	0	2.147	761,900	2,104,000		Year end	11/9/2023
2023	101	FV	1,027,600	0	2.147	701,900	1,729,500	1,729,500	Year end	11/3/2022
2022	101	FV	896,100	0	2.147	634,700	1,530,800	1,530,800	Year End Roll	10/19/2021
2021	101	FV	886,800	0	2.147	561,900	1,448,700	1,448,700	Year End Roll	10/15/2020
2020	101	FV	837,000	0	2.147	561,900	1,398,900	1,398,900	Year End Roll	9/26/2019
2019	101	FV	834,400	0	2.147	544,300	1,378,700	1,378,700	Create Final va	6/4/2019
2018	101	FV	834,400	0	2.147	544,300	1,378,700	1,378,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
NEWELL,SAMUEL A	80211-510		6/1/2022		2,518,000	No	No		
BODMAN APRIL W,	40291-502		8/4/2003		1,290,000	No	No		
BODMAN TAYLOR S	34589-145		1/16/2002	CONVENIENC	99	No	No		
WEBSTER, WINIFR	25780-574		10/31/1995		650,000	No	No		
	11582-392		10/19/1968		16,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/22/2022	R-22-0078	ROOF	30,000	C	4/25/2022			Strip & replace si
12/16/2009	4359	RENO-ADD	300,000	C	7/14/2011			new mstr bed of ex
8/21/2001	2322	RENOVATI	27,000	C	6/1/2002			master bathroom
10/31/1995	848-95	RENOVATI	65,000	C	6/24/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2011	MEAS/EXT INS	25	D ERSKINE
7/22/2010	MEAS+INSPECTD	25	D ERSKINE
1/23/2006	ABATE-INSPEC	1	H M SCHEID
6/1/2002	MEAS/EXT INS	613	
5/24/1996	MEAS+INSPECTD	606	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 13 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 14:12:53

LAST REV

Date Time
08/14/23 14:14:18

apro
130

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

