

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JARVIS TR ELAINE C
Owner 2:	
Owner 3:	ELAINE C JARVIS TRUST
Street 1:	73 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-3836 Type:

PREVIOUS OWNER

Owner 1:	JARVIS - ELAINE C
Owner 2:	-
Street 1:	73 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3836

NARRATIVE DESCRIPTION

This parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1966, having primarily WOOD Exterior and 3665 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 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		0.01		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									70						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.847	438,300	800	798,500	1,237,600
Total Card 1.847 438,300 800 798,500 1,237,600					
Total Parcel 1.847 438,300 800 798,500 1,237,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 337.73		/Parcel: 337.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	414,600	500	1.847	775,300	1,190,400		Year End Roll	12/2/2024
2024	101	FV	408,800	500	1.847	760,100	1,169,400		Year end	11/9/2023
2023	101	FV	405,900	500	1.847	700,100	1,106,500	1,106,500	Year end	11/3/2022
2022	101	FV	362,900	800	1.847	632,900	996,600	996,600	Year End Roll	10/19/2021
2021	101	FV	356,700	800	1.847	560,100	917,600	917,600	Year End Roll	10/15/2020
2020	101	FV	353,600	800	1.847	560,100	914,500	914,500	Year End Roll	9/26/2019
2019	101	FV	332,700	800	1.847	542,500	876,000	876,000	Create Final va	6/4/2019
2018	101	FV	332,700	800	1.847	542,500	876,000	876,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
JARVIS,ELAINE C	67670-245		7/22/2016	FAMILY		10	No	No	
JARVIS,ELAINE C	62333-132		7/29/2013	FAMILY		99	No	No	
JARVIS ELAINE C	57475-248		9/20/2011	FAMILY		1	No	No	
TAVOLIERI EMMA	30672-378		9/16/1999	CONVENIENC		1	No	No	
F.G.B. REALTY A	23797-545		10/21/1993	FORECLOSURE	325,000	No	No		FORECLOSED THEN SOLD
JARVIS JOHN/ELA	23624-302		9/7/1993	FORECLOSURE	400,500	No	No		

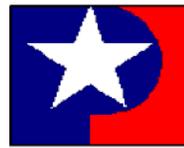
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/8/2024	TR-24-0002	TRENCH	12,900	C				Water line replace
10/9/2020	R-20-0176	SIDING	54,200	C				Remove siding & in

ACTIVITY INFORMATION

Date	Result	By	Name
4/16/2025	MEAS/EXT INS	6	JN
10/18/2011	MEAS/EXT INS	25	D ERSKINE
11/30/2006	MEAS+INSPCTD	100	
4/15/2005	M&L EXTERIOR	615	
1/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	104 14 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:	

