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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,452,500 / 1,452,500
USE VALUE: 1,452,500 / 1,452,500
ASSESSed: 1,452,500 / 1,452,500

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 69, , TODD POND RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Twn/City, St/Prov, Postal, Type. Row 1: STATHOS STEPHANIE PRESCOTT, SMITH STEPHEN HOUSLEY, LINCOLN, MA, 01773

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Twn/City, St/Prov, Postal. Row 1: STATHOS TR - MARGARET M, STATHOS TR - PHILIP M, PO BOX 372, LINCOLN, MA, 01773-0372

NARRATIVE DESCRIPTION

This parcel contains 1.877 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1965, having primarily CLAPBOARD Exterior and 3016 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z R-1 Single Fam 100 water A SEPTIC

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101 ONE FAM 80000 SQUARE FE PRIME SITE 0 9.98 1.00 R3 798,400

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101, 1.877, 653,800, 798,700, 1,452,500

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Row 1: 2025, 101, FV, 662,400, 0, 1.877, 775,500, 1,437,900, Year End Roll, 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: STATHOS TR,MARG, 80115-23, 5/12/2022, FAMILY, 1,250,000

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 7/25/2023, SH-23-0009, SHEET MT, 19,000, C, Install ducted air

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 4/16/2025, MEAS/EXT INS, 6, JN

Sign: VERIFICATION OF VISIT NOT DATA



Table with columns: USER DEFINED, Prior Id # 1, Prior Id # 2, Prior Id # 3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio.

Total AC/HA: 1.87655 Total SF/SM: 81743 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 798,680 SpI Credit Total: 798,700

