

**Map** Lot Sublot Building Unit CARD

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HUNT ALFRED JAMES
Owner 2:	HACK TOBIN AYRES
Owner 3:	
Street 1:	63 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	KIRSTEN-SHAW - KAREN
Owner 2:	SHAW - PETER C
Street 1:	63 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This parcel contains 1.85 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1966, having primarily CLAPBOARD Exterior and 2951 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 9 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		0.013		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									455						500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.850	724,300	6,000	798,900	1,529,200
<b>Total Card</b> 1.850 724,300 6,000 798,900 1,529,200					
<b>Total Parcel</b> 1.850 724,300 6,000 798,900 1,529,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		518.20	/Parcel: 518.20

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	685,000	5600	1.85	775,700	1,466,300		Year End Roll	12/2/2024
2024	101	FV	675,800	5600	1.85	760,400	1,441,800		Year end	11/9/2023
2023	101	FV	671,200	5600	1.85	700,400	1,377,200	1,377,200	Year end	11/3/2022
2022	101	FV	605,300	5600	1.85	633,200	1,244,100	1,244,100	Year End Roll	10/19/2021
2021	101	FV	568,400	5600	1.85	560,400	1,134,400	1,134,400	Year End Roll	10/15/2020
2020	101	FV	563,800	5600	1.85	560,400	1,129,800	1,129,800	Year End Roll	9/26/2019
2019	101	FV	512,700	5600	1.85	542,800	1,061,100	1,061,100	Create Final va	6/4/2019
2018	101	FV	512,700	5600	1.85	542,800	1,061,100	1,061,100	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KIRSTEN-SHAW,KA	68524-48		12/2/2016		1,375,000	No	No		
JAMES HAMILTON	49582-566		6/8/2007		1,100,000	No	No		
BARNET JAMES R,	28027-074		12/30/1997		675,000	No	No		
SMITH ELEANOR W	13480-198		6/30/1978		145,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/2/2023	R-23-0184	MANUAL	27,500	C				Replace existing d
12/13/2018	7283	ROOF	15,000	C				Strip & re-roof dw
10/19/2018	7233	MANUAL	18,000	C				Air seal attic fla
5/7/2018	7060	WOOD STO	15,000	C				Install 2 wood sto
6/8/2017	6765	RENOVATI	45,000	C				Remodel laundry ro
5/5/2017	6737	MANUAL	5,000	C				Remove wall coveri
4/29/2009	4171	RENOVATI	20,000	C	7/22/2010			reno 1/2 & full bt
2/2/2001	2158	MANUAL	5,000	C	6/8/2001			construct dorma fo
8/2/1999	1750	ROOF		C	5/19/2000			5/19/00 100%
3/1/1999	1648	KITCHEN	18,000	C	6/2/1999			

**ACTIVITY INFORMATION**

Date	Result	By	Name
4/16/2025	EXTRIOR ONLY	6	JN
1/3/2017	SALES INSP	618	G BOURGAULT
7/22/2010	MEAS+INSPCTD	25	D ERSKINE
6/26/2008	MEAS/EXT INS	25	D ERSKINE
6/8/2001	MEAS/EXT INS	613	
5/19/2000	MEAS/EXT INS	610	
6/2/1999	MEAS+INSPCTD	602	
3/27/1999	MEAS/EXT INS	602	
11/30/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot Properties Inc.**

**USER DEFINED**

Prior Id # 1:	104 4 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** 09/26/25  
**Time** 14:15:28

LAST REV

**Date** 06/13/25  
**Time** 14:22:22

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 161

**ASR Map:**  
**Fact Dist:**

**Reval Dist:**  
**Year:**

**LandReason:**  
**BldReason:**

**CivilDistrict:**  
**Ratio:**

