

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FLOMENBAUM TR MARK
Owner 2:	FLOMENBAUM TR JEAN KLIG
Owner 3:	FLOMENBAUM FAMILY TRUST
Street 1:	62 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3808 Type:

PREVIOUS OWNER

Owner 1:	FLOMENBAUM - MARK
Owner 2:	FLOMENBAUM - JEAN KLIG
Street 1:	62 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3808

NARRATIVE DESCRIPTION

This parcel contains 2.75 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1983, having primarily CLAPBOARD Exterior and 3794 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.073		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									2,555						2,600	
101	ONE FAM		0.84		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									5,880						5,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.750	1,229,400		966,900	2,196,300
Total Card 2.750 1,229,400 966,900 2,196,300					
Total Parcel 2.750 1,229,400 966,900 2,196,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 578.89		/Parcel: 578.89	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,442,500	0	2.75	938,900	2,381,400		Year End Roll	12/2/2024
2024	101	FV	1,376,900	0	2.75	919,200	2,296,100		Year end	11/9/2023
2023	101	FV	1,203,400	0	2.75	747,200	1,950,600	1,950,600	Year end	11/3/2022
2022	101	FV	1,028,200	0	2.75	692,000	1,720,200	1,720,200	Year End Roll	10/19/2021
2021	101	FV	965,700	0	2.75	647,200	1,612,900	1,612,900	Year End Roll	10/15/2020
2020	101	FV	954,200	0	2.75	671,200	1,625,400	1,625,400	Year End Roll	9/26/2019
2019	101	FV	980,900	0	2.75	653,600	1,634,500	1,634,500	Create Final va	6/4/2019
2018	101	FV	980,900	0	2.75	653,600	1,634,500	1,634,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLOMENBAUM,MARK	83150-451		8/21/2024	CONVENIENC		1	No	No	
SCHWARTZ EDWARD	45643-51		7/19/2005		1,764,018	No	No		
SCHWARTZ, EDWAR	27242-442		4/28/1997	CONVENIENC		1	No	No	
FLECK JAMES D	14592-456		4/27/1982		105,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/7/2024	R-24-0078	ROOF	14,998	C				Strip and re-roof
9/17/1996	1048-96	RENOVATI	80,000	C	7/2/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	ABATE-INSPEC	7	SB
12/29/2005	MEAS+INSPCTD	615	
7/2/1997	MEAS+INSPCTD	600	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 5 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:	

Parcel ID 171 2 0
 Entered Lot Size
 Total Land:
 Land Unit Type:
 !162!
 PRINT Date Time 09/26/25 14:15:35
 LAST REV Date Time 05/19/25 12:45:51
 apro 162

