

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOUTZEEL TR ALEXANDER
Owner 2:	HOUTZEEL TR HELGARD EG
Owner 3:	HOUTZEEL FAMILY HOLDING TRUST
Street 1:	PO BOX 622
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HOUTZEEL - ALEXANDER
Owner 2:	HOUTZEEL - HELGARD EG
Street 1:	PO BOX 622
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.157 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1966, having primarily WOOD Exterior and 4023 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 8 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.32		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									2,240						2,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.157	1,253,700	22,600	960,600	2,236,900
Total Card		2.157	1,253,700	22,600	2,236,900
Total Parcel		2.157	1,407,900	22,600	2,391,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 556.06		/Parcel: 519.94	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,325,600	21200	2.157	932,600	2,279,400		Year End Roll	12/2/2024
2024	101	FV	1,342,500	21200	2.157	913,900	2,277,600		Year end	11/9/2023
2023	101	FV	1,055,800	21200	2.157	741,900	1,818,900	1,818,900	Year end	11/3/2022
2022	101	FV	915,200	27500	2.157	686,700	1,629,400	1,629,400	Year End Roll	10/19/2021
2021	101	FV	836,100	27500	2.157	641,900	1,505,500	1,505,500	Year End Roll	10/15/2020
2020	101	FV	766,000	27500	2.157	665,900	1,459,400	1,459,400	Year End Roll	9/26/2019
2019	101	FV	692,100	27500	2.157	648,300	1,367,900	1,367,900	Create Final va	6/4/2019
2018	101	FV	692,100	27500	2.157	648,300	1,367,900	1,367,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HOUTZEEL,ALEXAN	82997-67		7/12/2024	CONVENIENC	99	No	No		
BRENNINKMEYER M	27459-571		7/8/1997		885,000	No	No		
HARNEY GREGORY	20481-117		4/10/1990		600,000	No	No		

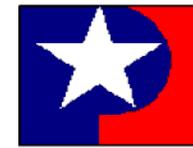
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2022	R-22-0228	SHED	20,000	C				Prefab tool shed
1/16/2008	3873	RENOVATI	50,000	C	7/10/2008			remodel master bth
5/5/2004	2904	ROOF		C				
5/28/2003	2703	MANUAL	60,000	C	5/22/2004			new kit remv col i
8/25/1998	1509	SHED	35,000	C	3/27/1999			
8/25/1998	1508	DEMOLITI		C	3/27/1999			
10/22/1997	1292	GARAGE	25,000	C	3/3/1998			3/3/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG
7/10/2008	CERT OF OCC	10	MARK R
5/27/2008	MEAS/EXT INS	100	
5/22/2004	MEAS+INSPCTD	615	
6/21/2003	MEAS/EXT INS	615	
3/27/1999	MEAS/EXT INS	602	
3/3/1998	MEAS/EXT INS	602	
12/7/1995	MEAS+INSPCTD	607	
12/11/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 6 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 3 0
 Entered Lot Size
 Total Land:
 Land Unit Type:
 !163!
 PRINT Date Time 09/26/25 14:15:42
 LAST REV Date Time 06/13/25 14:16:11
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