



**Patriot**  
Properties Inc.

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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.157 ACRES of land mainly classified as ONE FAM with a BUNGALOW Building built about 1999, having primarily WOOD SHING Exterior and 576 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

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		0		NO UNITS	NOLAND		0	0.	0.00	R4																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:		Spl Credit		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	154,200			154,200
Total Card	0.000	154,200			154,200
Total Parcel	2.157	1,407,900	22,600	960,600	2,391,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:	267.71	/Parcel:	519.94

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS+INSPCTD	4	JG

Sign: VERIFICATION OF VISIT NOT DATA

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:	

PRINT

Date	Time
09/26/25	14:15:47

LAST REV

Date	Time
05/31/17	13:47:57

apro	163
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