

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RISSER TR THOMAS A
Owner 2:	
Owner 3:	RISSER REALTY TRUST
Street 1:	70 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3808 Type:

PREVIOUS OWNER

Owner 1:	RISSER THOMAS A -
Owner 2:	-
Street 1:	70 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3808

NARRATIVE DESCRIPTION

This parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2009, having primarily WOOD SHING Exterior and 8222 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 2 HalfBaths, 15 Rooms, and 6 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		0.16		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,120						1,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.997	3,264,500	12,200	959,500	4,236,200
Total Card	1.997	3,264,500	12,200	959,500	4,236,200
Total Parcel	1.997	3,264,500	12,200	959,500	4,236,200
Source:	Market Adj Cost	Total Value per SQ unit /Card: 515.24		/Parcel: 515.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	2,723,700	11400	1.997	931,500	3,666,600		Year End Roll	12/2/2024
2024	101	FV	2,585,300	11400	1.997	913,000	3,509,700		Year end	11/9/2023
2023	101	FV	2,225,200	11400	1.997	741,000	2,977,600	2,977,600	Year end	11/3/2022
2022	101	FV	2,008,900	16200	1.997	685,800	2,710,900	2,710,900	Year End Roll	10/19/2021
2021	101	FV	1,848,500	16200	1.997	641,000	2,505,700	2,505,700	Year End Roll	10/15/2020
2020	101	FV	2,004,000	16200	1.997	665,000	2,685,200	2,685,200	Year End Roll	9/26/2019
2019	101	FV	2,097,900	16200	1.997	647,400	2,761,500	2,761,500	Create Final va	6/4/2019
2018	101	FV	2,097,900	16200	1.997	647,400	2,761,500	2,761,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RISSER THOMAS A	38030-276		2/19/2003	CONVENIENC		1	No	No	
RISSER THOMAS A	38030-258		2/19/2003	CONVENIENC		1	No	No	
RISSER THOMAS A	29191-571		10/6/1998	CONVENIENC		1	No	No	
LINDSAY FRANKLI	16415-359		9/6/1985		675,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/11/2021	MEC-21-000	MANUAL	13,000	C	10/26/2021			Replace furnace &
12/22/2009	4362	MANUAL		C	6/27/2012			replacement of con
6/1/2009	4193	DEMOLITI		C				demo exist house e
5/29/2009	4191	RENO-ADD	1,999,000	C	7/22/2010			demo part of dwell

ACTIVITY INFORMATION

Date	Result	By	Name
6/27/2012	MEAS/EXT INS	25	D ERSKINE
7/13/2011	MEAS/EXT INS	25	D ERSKINE
7/22/2010	MEAS+INSPCTD	25	D ERSKINE
4/15/2005	M&L EXTERIOR	615	
11/30/1995	MEAS+INSPCTD	607	
2/22/1995	MEAS/EXT INS	601	
12/6/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	104 7 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:	

