

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RUNDELL TR RICHARD L
Owner 2:	RICHARD L RUNDELL TRUST
Owner 3:	
Street 1:	76 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3808 Type:

PREVIOUS OWNER

Owner 1:	RUNDELL - RICHARD L
Owner 2:	RUNDELL - VIRGINIA Q
Street 1:	76 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3808

NARRATIVE DESCRIPTION

This parcel contains 2.227 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1976, having primarily WOOD Exterior and 2678 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 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		0.39		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									2,730						2,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.227	622,100	4,500	961,100	1,587,700
Total Card 2.227 622,100 4,500 961,100 1,587,700					
Total Parcel 2.227 622,100 4,500 961,100 1,587,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 592.87		/Parcel: 592.87	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	586,000	4200	2.227	933,100	1,523,300		Year End Roll	12/2/2024
2024	101	FV	595,600	4200	2.227	914,300	1,514,100		Year end	11/9/2023
2023	101	FV	464,800	4200	2.227	742,300	1,211,300	1,211,300	Year end	11/3/2022
2022	101	FV	397,900	2400	2.227	687,100	1,087,400	1,087,400	Year End Roll	10/19/2021
2021	101	FV	384,800	2400	2.227	642,300	1,029,500	1,029,500	Year End Roll	10/15/2020
2020	101	FV	351,800	2400	2.227	666,300	1,020,500	1,020,500	Year End Roll	9/26/2019
2019	101	FV	326,200	2400	2.227	648,700	977,300	977,300	Create Final va	6/4/2019
2018	101	FV	326,200	2400	2.227	648,700	977,300	977,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUNDELL,RICHARD	84271-130		6/25/2025	CONVENIENC	99	No	No		
ESCHENROEDER AL	58607-45		3/2/2012		920,000	No	No		
ESHENROEDER ALA	32568-56		3/28/2001	CONVENIENC	100	No	No		
SHENTON ROBERT	17459-320		10/3/1986		520,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/15/1998	1418	RENOVATI	7,000	C	6/9/1998			DECK & SHED 06/09/
3/7/1997	1142-97	ROOF		C	6/23/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/3/2017	MEAS/EXT INS	4	JG
7/19/2007	MEAS/EXT INS	616	D MANZELLO
6/9/1998	MEAS/EXT INS	602	
6/23/1997	MEAS/EXT INS	602	
11/30/1995	MEAS+INSPCTD	607	
4/27/1994	FIELDREV CHG	600	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	104 8 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:	

