

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	REINERT TR ROBERT ELLIOTT
Owner 2:	REINERT TR NANCY H
Owner 3:	R & N ELLIOTT LIVING TRUST
Street 1:	87 TODD POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3822 Type:

PREVIOUS OWNER

Owner 1:	REINERT - ROBERT ELLIOTT
Owner 2:	REINERT - NANCY H
Street 1:	87 TODD POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3822

NARRATIVE DESCRIPTION

This parcel contains 2.23 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1965, having primarily WOOD Exterior and 2339 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 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		0.143		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									5,005						5,000	
101	ONE FAM		0.25		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,750						1,800	Wetland

Total AC/HA:	2.22955	Total SF/SM:	97119	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	965,155	SpI Credit	Total:	965,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.230	647,800	200	965,200	1,613,200
Total Card 2.230 647,800 200 965,200 1,613,200					
Total Parcel 2.230 647,800 200 965,200 1,613,200					
Source: Market Adj Cost		Total Value per SQ unit /Card:		689.64	/Parcel: 689.64

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	612,100	200	2.23	937,200	1,549,500		Year End Roll	12/2/2024
2024	101	FV	745,900	200	2.23	917,800	1,663,900		Year end	11/9/2023
2023	101	FV	589,500	200	2.23	745,800	1,335,500	1,335,500	Year end	11/3/2022
2022	101	FV	519,400	300	2.23	690,600	1,210,300	1,210,300	Year End Roll	10/19/2021
2021	101	FV	464,400	300	2.23	645,800	1,110,500	1,110,500	Year End Roll	10/15/2020
2020	101	FV	427,400	300	2.23	669,800	1,097,500	1,097,500	Year End Roll	9/26/2019
2019	101	FV	392,900	300	2.23	652,200	1,045,400	1,045,400	Create Final va	6/4/2019
2018	101	FV	392,900	300	2.23	652,200	1,045,400	1,045,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REINERT,ROBERT	76088-40		11/4/2020	CONVENIENC		1	No	No	
REINERT TR,ROBE	74893-400		6/16/2020	CONVENIENC		1	No	No	
REINERT,ROBERT	72326-324		3/13/2019	FAMILY		1	No	No	
REINERT,ROBERT	55206-241		8/20/2010	FAMILY		1	No	No	
REINERT R ELLIO	55206-217		8/20/2010	FAMILY		1	No	No	
PETERSON MICHA E	43646-36		9/1/2004		1,063,600	No	No		
BARE HELEN S,	34248-63		12/6/2001		882,500	No	No		
BARE, BRUCE + H	24508-313		5/3/1994	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/9/2003	2770	MANUAL	10,000	C	5/22/2004			repl deck, sliding
9/5/2003	2767	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/16/2023	ABATE-INSPEC	1	H M SCHEID
10/18/2011	MEAS/EXT INS	25	D ERSKINE
4/21/2005	MEAS/EXT INS	600	
4/16/2005	M&L COMPLETE	615	
5/22/2004	MEAS/EXT INS	615	
11/30/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	112 2 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	14:31:14

LAST REV

Date	Time
08/19/24	14:04:41

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