



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		BEAVER POND RD, LINCOLN

OWNERSHIP

Owner 1:	KUMLER TR KIPTON C
Owner 2:	
Owner 3:	28 BEAVER POND REALTY TRUST
Street 1:	PO BOX 601
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0501 Type:

PREVIOUS OWNER

Owner 1:	KUMLER KATHERINE C -
Owner 2:	KUMLER KIPTON C -
Street 1:	PO BOX 691
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0691

NARRATIVE DESCRIPTION

This parcel contains 8.16 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1905, having primarily WOOD SHING Exterior and 6667 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 3 HalfBaths, 13 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	B	CESSPL
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	2	LIGHT

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	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		4.639		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									208,755						208,800	
101	ONE FAM		0.654		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									29,430						29,400	
101	ONE FAM		1.03		ACRES	UNDEV	0.2	0	45,000.	0.20	R6									9,270						9,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8.160	1,126,400	5,300	1,370,700	2,502,400
Total Card 8.160 1,126,400 5,300 1,370,700 2,502,400					
Total Parcel 8.160 1,304,500 5,300 1,370,700 2,680,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		375.34	/Parcel: 355.93

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,153,900	5000	8.16	1,272,500	2,431,400		Year End Roll	12/2/2024
2024	101	FV	1,127,600	5000	8.16	1,165,000	2,297,600		Year end	11/9/2023
2023	101	FV	1,121,000	5000	8.16	1,145,000	2,271,000	2,271,000	Year end	11/3/2022
2022	018	FV	1,007,500	5200	8.16	1,086,600	2,099,300	2,099,300	Year End Roll	10/19/2021
2021	017	FV	1,469,000	5200	8.16	1,124,970	2,599,170	2,435,230	Year End Roll	10/15/2020
2020	017	FV	1,445,500	5200	8.16	1,084,970	2,535,670	2,371,703	Year End Roll	9/26/2019
2019	017	FV	1,496,400	5200	8.16	1,060,170	2,561,770	2,397,803	Create Final va	6/4/2019
2018	017	FV	1,496,400	5200	8.16	1,060,170	2,561,770	2,397,840	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KUMLER KATHERIN	27792-135		10/22/1997	CONVENIENC		1	No	No	
KUMLER KATHERIN	27792-126		10/22/1997	CONVENIENC		1	No	No	UNDIVIDED 1/2 INT
KUMLER KIPTON C	27792-124		10/22/1997	CONVENIENC		1	No	No	
CHESTER D'AUTRE	15604-175		6/1/1984		410,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/4/2020	R-20-0200	ROOF	8,000	C				Install 4 squares
5/24/2019	R-19-0062	SOLAR PA	104,420	C	8/20/2019			Install 3 ground m
10/13/2016	6587	ROOF	19,115	C				Strip & re-roof 23
6/9/2009	4203	TEMPORAR		C				tent 7/10 to 7/13
11/27/2002	2622	RENOVATI	145,000	C	5/22/2004			family room & kitc
11/2/2001	2389	MANUAL	54,000	C	5/10/2003			wine cellar & acce
10/11/1996	1069-96	RENOVATI	15,000	C	5/23/1998			80%
5/31/1996	965-96	GARAGE	55,000	C	5/23/1998			80%

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
11/19/2020	ABATE-INSPEC	624	W Coelho
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/22/2004	MEAS/EXT INS		615
6/21/2003	MEAS/EXT INS		615
5/10/2003	MEAS/EXT INS		615
6/29/2002	MEAS/EXT INS		613
5/29/1998	MEAS+INSPCTD		600
1/27/1997	ABATE-INSPEC		600

Sign: VERIFICATION OF VISIT NOT DATA

