Map	Lot	Sublot	Building	Unit	CARD
163	7	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,446,200	/	1,446,200
USE VALUE:	1,446,200	/	1,446,200
ASSESSED:	1,446,200	/	1,446,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SHEPARD RAY A
Owner 2:	SHEPARD KATHLEEN C
Owner 3:	
Street 1:	37 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ELLIOTT SCOTT M -
Owner 2:	WILLIAMS AVA C -
Street 1:	PO BOX 1086
Twn/City:	KAMUELA
St/Prov:	HI Cntry
Postal:	96743

NARRATIVE DESCRIPTION

This parcel contains 1.39 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1949, having primarily WOOD Exterior and 3020 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 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:	2	LIGHT

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.390	557,700		888,500	1,446,200
Total Card	1.390	557,700		888,500	1,446,200
Total Parcel	1.390	557,700		888,500	1,446,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 478.84 | /Parcel: 478.84

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 05/08/25

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 163 7 0

!2139!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	514,000	0	1.39	862,500	1,376,500		Year End Roll	12/2/2024
2024	101	FV	508,300	0	1.39	845,500	1,353,800		Year end	11/9/2023
2023	101	FV	440,700	0	1.39	686,000	1,126,700	1,126,700	Year end	11/3/2022
2022	101	FV	377,400	0	1.39	634,800	1,012,200	1,012,200	Year End Roll	10/19/2021
2021	101	FV	366,500	0	1.39	593,300	959,800	959,800	Year End Roll	10/15/2020
2020	101	FV	360,500	0	1.39	615,600	976,100	976,100	Year End Roll	9/26/2019
2019	101	FV	354,700	0	1.39	599,200	953,900	953,900	Create Final va	6/4/2019
2018	101	FV	354,700	0	1.39	599,200	953,900	953,900	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	17:56:00

LAST REV

Date	Time
08/05/25	12:08:00

apro

USER DEFINED

Prior Id # 1:	85 16 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2139

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ELLIOTT SCOTT M	55313-283		9/3/2010		875,000	No	No		
CHEEVER, DANIEL	25542-451		8/3/1995		540,000	No	No		
TAYLOR, LEX H.	21026-249		2/28/1991		315,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/23/2010	4613	RENOVATI	200,000	C	5/29/2012			inter reno;new ext
10/6/2010	4575	DEMOLITI	5,000	C	6/16/2011			demo part of exist
9/10/2004	3031	RENOVATI	15,000	C	5/28/2005			bath & closet, new
9/9/2004	3029	ROOF		C	6/10/2005			
2/10/1994	425	RENOVATI	10,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2025	MEAS/EXT INS	6	JN
5/29/2012	PERMIT VISIT	25	D ERSKINE
10/6/2011	MEAS/EXT INS	25	D ERSKINE
6/16/2011	PERMIT VISIT	618	G BOURGAULT
5/28/2005	MEAS+INSPCTD	615	
1/12/2002	M&L COMPLETE	613	
6/1/1996	MEAS+INSPCTD	606	
12/11/1995	MEAS/EXT INS	606	
9/21/1995	INFO BY PHON	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		60548		SQUARE FE	PRIME SITE		0	11.98	1.22	R4									888,492						888,500	

Total AC/HA:	1.38999	Total SF/SM:	60548	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	888,492	Spl Credit		Total:	888,500

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	7 - SHED
Roof Cover:	11 - MEMBRANE
Color:	
View / Desir:	

BATH FEATURES

Full Bath	3	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

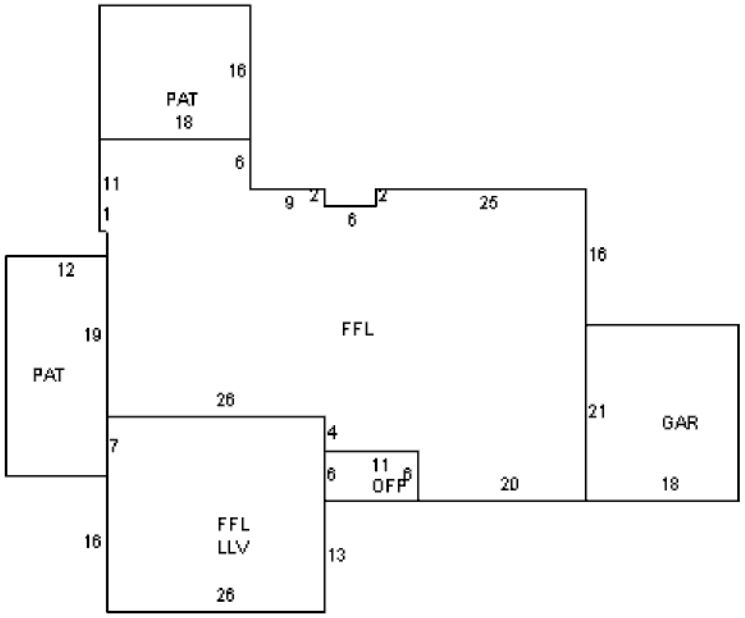
COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 7		BRs: 3			Baths: 3				HB		

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal	1 - DRYWALL	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	11 - MASONRY	50 %
Bsmnt Flr:		
Subfloor:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	1 - OIL	
Heat Type:	3 - FORCED H/W	
# Heat Sys:	1	
% Heated:	100	% AC: 50
Solar HW:	NO	Central Vac: NO
% Com Wal	0	% Sprinkled 0

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.5 %

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.99174052
Const Adj.:	0.98475307
Adj $ / SQ:	163.095
Other Features:	71529
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	738646
Depreciation:	180968
Depreciated Total:	557678

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 884413.4387

Juris. Factor:		Before Depr:	195.71
Special Features:	0	Val/Su Net:	135.23
Final Total:	557700	Val/Su SzAd	224.70

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,482	163.100	404,803
PAT	PATIO	600	14.980	8,988
LLV	LOWR LEVEL	598	191.640	114,599
GAR	GARAGE	378	38.520	14,561
OFP	OPEN PORCH	66	16.050	1,059

Net Sketched Area:	4,124			Total:	544,010
Size Ad	2482	Gross Area	4124	FinArea	3020

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	90	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:	Color:

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total:

PARCEL ID

163 7 0

IMAGE

AssessPro Patriot Properties, Inc