



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 501
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 017 with a(n) CONVENT NL Building Built about 1905, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 3 HalfBaths, 0 3/4 Baths, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	B	CESSPL
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	11.19	1.000	R6									895,200						895,200	
718	PASTURE		4.639		ACRES	AGRICULTURA		0	30,000.	1.000	R6									139,170			192			891	
715	VINYARD		0.654		ACRES	AGRICULTURA		0	30,000.	1.000	R6									19,620			108			71	
722	NONPROD		1.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									6,180			40			41	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,317,200	5,200	1.837	895,200	2,217,600		0
715			0.654	71	71		GIS Ref
718			4.639	891	891		GIS Ref
722			1.030	41	41		GIS Ref
Total Card	1,317,200	5,200	8.160	896,203	2,218,603	Entered Lot Size	
Total Parcel	1,496,400	5,200	8.160	896,203	2,397,803	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	332.78	/Parcel:	318.39	Land Unit Type:	Insp Date
							10/06/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	017	FV	1,496,400	5200	8.16	1,060,170	2,561,770	2,397,840	Year End Roll	9/28/2017
2017	017	FV	1,306,400	5200	8.16	1,060,170	2,371,770	2,207,840	Year End Roll	9/29/2016
2016	017	FV	1,252,400	5200	8.16	1,033,770	2,291,370	2,127,254	Year End Roll	1/14/2016
2015	017	FV	1,206,500	5200	8.16	969,770	2,181,470	2,017,354	Year End	10/2/2014
2014	017	FV	1,196,100	5200	8.16	956,970	2,158,270	1,994,154	Year End Roll	1/23/2014
2013	017	FV	1,175,200	5200	8.33	933,990	2,114,390	1,949,261	Year End Roll	10/25/2012
2012	017	FV	1,245,800	5200	8.33	845,990	2,096,990	1,932,065	Year End	1/26/2012
2011	017	FV	1,284,000	5200	8.33	892,390	2,181,590	2,016,665	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	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		410000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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	6/21/2003			family room & kitc
11/2/2001	2389	MANUAL	54,000	C	6/29/2002			wine cellar & acce
10/11/1996	1069-96	RENOVATI	15,000	C	6/23/1997			80%
5/31/1996	965-96	GARAGE	55,000	C	6/23/1997			80%

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/22/2004	MEAS/EXT INS	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI
5/10/2003	MEAS/EXT INS	615	D VELUTTI
6/29/2002	MEAS/EXT INS	613	M COLE
5/29/1998	MEAS+INSPCTD	600	PA
1/27/1997	ABATE-INSPEC	600	PA
1/20/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22	-	CONVENT'NL
Sty Ht:	2A	-	2A
(Liv) Units:	1	Total:	1
Foundation:	3	-	BRK OR STN
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			
Roof Struct:	3	-	GAMBREL
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	A	-	VERY GOOD
Year Blt:	1905	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD			
Prim Int Wal:	2	-	PLASTER	
Sec Int Wall:				
Partition:	E	-	EXTNSIVE	
Prim Floors:	3	-	HARDWOOD	
Sec Floors:	2	-	SOFTWOOD	50%
Bsmnt Flr:				
Bsmnt Gar:				
Electric:	3	-	TYPICAL	
Insulation:	2	-	TYPICAL	
Int vs Ext:	S			
Heat Fuel:	2	-	GAS	
Heat Type:	3	-	FORCED H/W	
# Heat Sys:	2			
% Heated:	100	% AC:	0	
Solar HW:	NO	Central Vac:	NO	
% Com Wal:	0	% Sprinkled:	0	

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
37	STABLE	D	Y	1	780	A	AV	1970	16.00	T	58.5	101			5,200		5,200
94	WINE VAULT	D	S	1	10	V	AV	2002	4,800.00	T	30	101			33,600		33,600

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	5	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG	-	Very Good	17%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				17%

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	0.85762334
Const Adj.:	1.00979996
Adj \$ / SQ:	77.076
Other Features:	113000
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1546480
Depreciation:	262902
Depreciated Total:	1283579

COMMENTS

GARAGE W/2ND FL HEATED, FINISHED STUDIO. SMALL POND AT REAR OF HOME..

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	RM:	13	BR:	6	Bath:	4	HB:	3				

REMODELING

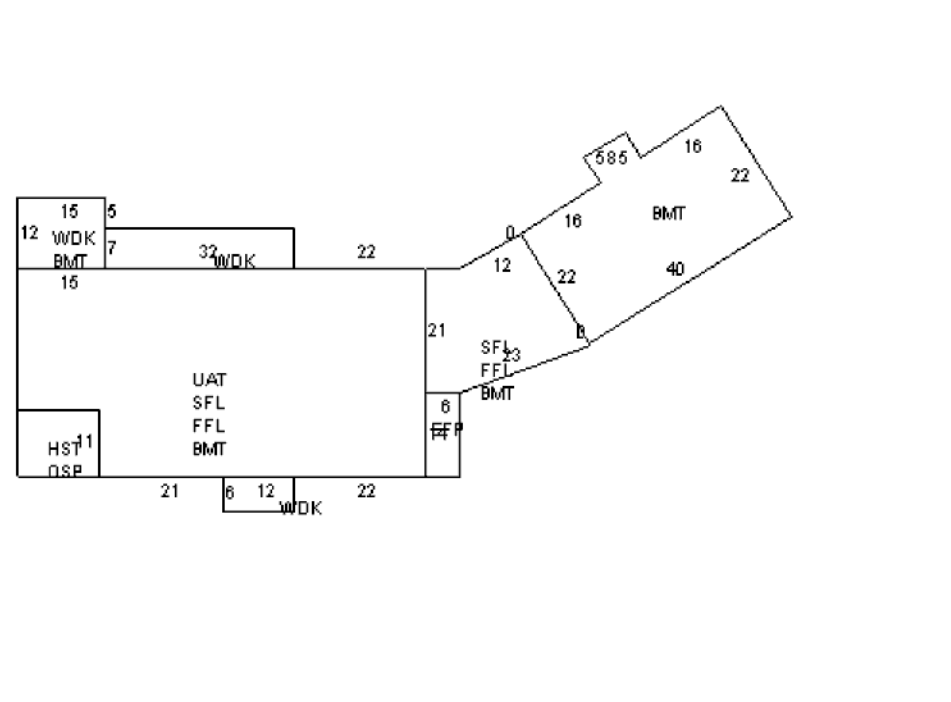
Exterior:			
Interior:			
Additions:	1997		
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
	1	13	6

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	13	6	
Totals			
1	13	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID 152 13 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	3,849	24.090	92,709	
FFL	1ST FLOOR	2,749	77.080	211,883	
SFL	2ND FLOOR	2,749	77.080	211,883	
WDK	WOOD DECK	476	17.240	8,208	
UAT	UNF ATTIC	288	129.100	35,963	
OSP	SCRN PORCH	154	22.500	3,465	
EFP	ENCL PORCH	84	36.000	3,024	
HST	HALF STORY	77	77.080	5,935	
Net Sketched Area:		10,426	Total:	573,070	
Size Ad	5575	Gross Area	12476	FinArea	6667

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	0
UAT	85	FLA	45	A	0

IMAGE*AssessPro* Patriot Properties, Inc

More:	N	Total Yard Items:	5,200	Total Special Features:	33,600	Total:	38,800
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