



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SMART TR STEPHANIE L
Owner 2:	PALDINO TR CAROLYN A
Owner 3:	PETTICOAT PASTURES REALTY TR
Street 1:	PO BOX 6352
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	DAUTREMONT, JR CHESTER C -
Owner 2:	30 BEAVER POND ROAD REALTY TR -
Street 1:	6540 E MIRAMAR DR
Twn/City:	TUCSON
St/Prov:	AZ Cntry
Postal:	85715 Type:

NARRATIVE DESCRIPTION

This Parcel contains 9.797 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
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	14.46	1.000	R7									1,156,800						1,156,800	
101	ONE FAM		2.943		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									88,290						88,300	
101	ONE FAM		5.017		ACRES	UNDEV	0.2	0	30,000.	0.200	R7									30,102						30,100	Wetland

Total AC/HA:	9.79655	Total SF/SM:	426737.72	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 7	Total:	1,275,192	Spl Credit	Total:	1,275,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	871,500	3,900	9.797	1,275,200	2,150,600
Total Card	871,500	3,900	9.797	1,275,200	2,150,600
Total Parcel	871,500	3,900	9.797	1,275,200	2,150,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	503.69	/Parcel:	503.69

Legal Description
Parcel includes former 73-8-2 (Spring Hill Lane) as shown on plan dated May 23, 1980 and recorded in Bk 14088, Page 246.
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
07/05/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	871,500	3900	9.797	1,275,200	2,150,600	2,150,600	Year End Roll	9/28/2017
2017	101	FV	780,900	3900	9.797	1,275,200	2,060,000	2,060,000	Year End Roll	9/29/2016
2016	101	FV	755,500	3900	9.797	1,241,600	2,001,000	2,001,000	Year End Roll	1/14/2016
2015	101	FV	736,300	3900	9.797	1,222,400	1,962,600	1,962,600	Year End	10/2/2014
2014	101	FV	685,200	3900	9.797	1,206,400	1,895,500	1,895,500	Year End Roll	1/23/2014
2013	101	FV	672,400	3900	9.697	1,171,400	1,847,700	1,847,700	Year End Roll	10/25/2012
2012	101	FV	672,400	3900	9.697	1,363,400	2,039,700	2,039,700	Year End	1/26/2012
2011	101	FV	664,900	3900	9.697	1,502,800	2,171,600	2,171,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAUTREMONT, JR	51255-273		6/2/2008		2400000	No	No			
DAUTREMONT HUGH	47969-154		8/11/2006	FAMILY	100	No	No			
DAUTREMONT HUGH	47969-135		8/11/2006	FAMILY	100	No	No			
DAUTREMONT CHES	47969-133		8/11/2006	FAMILY	100	No	No			
DAUTREMONT RUTH	47969-131		8/11/2006	FAMILY	100	No	No			
DAUTREMONT CHES	47969-129		8/11/2006	FAMILY	100	No	No			
D'AUTREMONT, CH	26326-371		5/17/1996	CONVENIENC	1	No	No			1/2 INTEREST INTO TR
D/AUTREMONT RUT	26326-357		5/17/1996	CONVENIENC	1	No	No			1/2 INTEREST INTO TR

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/23/2013	5307	SOLAR PA	55,000	C				install of roof mo
7/29/2010	4539	RENOVATI	50,000	C	7/5/2011			reno master bath a
11/10/2008	4090	RENOVATI	15,000	C	5/26/2009			box in work for a/
5/5/1993	230	ADDITION	40,000	C	12/16/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
7/5/2011	MEAS/EXT INS	25	D ERSKINE
5/26/2009	PERMIT VISIT	25	D ERSKINE
1/27/2009	MEAS+INSPCTD	100	B MORGAN
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	M COLE
9/21/1995	MEAS+INSPCTD	606	J SMITH
12/16/1993	PERMIT VISIT	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

