



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAYLOR GERALD A
Owner 2:	TAYLOR SUSAN H
Owner 3:	
Street 1:	2 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	CASWELL JOHN R -
Owner 2:	-
Street 1:	2 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This Parcel contains 1.53 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1967, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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		66647		SQUARE FE	PRIME SITE		0	8.08	1.140	R4									614,032						614,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	425,200		1.530	614,000	1,039,200		0
							GIS Ref
							GIS Ref
Total Card	425,200		1.530	614,000	1,039,200	Entered Lot Size	
Total Parcel	425,200		1.530	614,000	1,039,200	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		305.18	/Parcel:	305.18	Insp Date
						Land Unit Type:	05/08/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	425,200	0	1.53	614,000	1,039,200	1,039,200	Year End Roll	9/28/2017
2017	101	FV	418,500	0	1.53	608,000	1,026,500	1,026,500	Year End Roll	9/29/2016
2016	101	FV	415,200	0	1.53	590,500	1,005,700	1,005,700	Year End Roll	1/14/2016
2015	101	FV	405,200	0	1.53	546,400	951,600	951,600	Year End	10/2/2014
2014	101	FV	274,200	0	1.53	509,200	783,400	783,400	Year End Roll	1/23/2014
2013	101	FV	268,900	0	1.53	494,000	762,900	762,900	Year End Roll	10/25/2012
2012	101	FV	268,900	0	1.53	490,800	759,700	759,700	Year End	1/26/2012
2011	101	FV	274,200	0	1.53	507,200	781,400	781,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASWELL JOHN R,	52512-218		4/2/2009	MULTI-PARCEL	825000	No	No			
CAROL,B. CASWEL	22170-39		6/30/1992	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2016	6487	RENOVATI	37,500	C	5/25/2017			Remodel bathroom i
7/2/2013	5457	MANUAL	18,945	C				sheet metal work t
5/10/2013	5406	RENO-ADD	580,000	C	6/6/2014			Reno. entire inter
10/12/2012	5189	DEMOLITI		C				demo greenhouse on
9/7/2006	3512	ROOF		C				re-roof dwelling
11/28/2000	2139	GREENHOU	8,400	C	6/15/2001			
4/12/1996	922-96	MANUAL	10,000	C	2/13/1996			NEW BATH

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2008	MEAS/EXT INS	25	D ERSKINE
6/15/2001	MEAS/EXT INS	613	M COLE
9/19/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.53000	Total SF/SM:	66646.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	614,032	Spl Credit		Total:	614,000
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