



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARDIGG ELINOR
Owner 2:	POPE JAMEY
Owner 3:	
Street 1:	61 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	HARDIGG ELINOR -
Owner 2:	-
Street 1:	61 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This Parcel contains 1.31 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 2009, Having Primarily WOOD Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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:				Topo		
D				Street	1	PAVED
s				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		57063.2		SQUARE FE	PRIME SITE		0	8.08	1.281	R4									590,801						590,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,403,800	56,200	1.310	590,800	2,050,800	3709	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 474.16		/Parcel: 474.16	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,403,800	56200	1.31	590,800	2,050,800	2,050,800	Year End Roll	9/28/2017
2017	101	FV	1,279,500	56200	1.31	585,000	1,920,700	1,920,700	Year End Roll	9/29/2016
2016	101	FV	1,246,500	56200	1.31	568,100	1,870,800	1,870,800	Year End Roll	1/14/2016
2015	101	FV	1,199,500	56200	1.31	525,700	1,781,400	1,781,400	Year End	10/2/2014
2014	101	FV	1,187,800	56200	1.31	489,900	1,733,900	1,733,900	Year End Roll	1/23/2014
2013	101	FV	1,164,400	56200	1.34	477,800	1,698,400	1,698,400	Year End Roll	10/25/2012
2012	101	FV	1,164,400	56200	1.34	496,200	1,716,800	1,716,800	Year End	1/26/2012
2011	101	FV	1,060,000	32800	1.34	513,100	1,605,900	1,605,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARDIGG ELINOR,	52478-316		3/27/2009	FAMILY		1	No	No		
SCULLY PATRICK,	33672-317		9/19/2001	CONVENIENC		0	No	No		
MARC KATHLEEN M	31682-345		8/3/2000		743000	No	No			
GAVRIN, EDWARD	21201-72		6/4/1991		385000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/25/2009	4138	NEW HOME	500,000	C	6/16/2011			20% complete
2/24/2009	4127	DEMOLITI		C				demo house and gar
9/6/2005	3267	W/S FLUE		C				
12/10/2001	2410	W/S FLUE		C				
5/2/1997	1175	RENOVATI	8,000	C	6/23/1997			40%

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2011	PERMIT VISIT	618	G BOURGAULT
7/21/2010	MEAS+INSPCTD	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE
11/24/2008	MEAS+INSPCTD	25	D ERSKINE
11/5/2002	M&L COMPLETE	615	D VELUTTI
10/12/2001	M&L EXTERIOR	613	M COLE
3/7/1998	ENTRY DENIED	602	D TUCKER
6/23/1997	MEAS+INSPCTD	602	D TUCKER
12/11/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22 - CONVENT NL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	9 - METAL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A+ - EXCELLENT
Year Blt:	2009
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	6 - CERAMIC T 25%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	13 - RADIANT EL
# Heat Sys:	1
% Heated:	100
Solar HW:	NO
% Com Wal:	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	0.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		0%

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	0.89652014
Const Adj.:	1.01454496
Adj \$ / SQ:	80.951
Other Features:	96000
Grade Factor:	2.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1403751
Depreciation:	0
Depreciated Total:	1403751

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
3	GARAGE	D	Y	1	25x26	G	AV	2009	45.00	T	0	101			29,300			29,300
15	SHOP	D	Y	1	12x16	A	AV	1997	22.00	T	18	101			3,500			3,500
21	STUDIO	D	Y	1	468	A	AV	2009	50.00	T	0	101			23,400			23,400

More: N Total Yard Items: 56,200 Total Special Features: Total: 56,200

COMMENTS

16X16 STUDIO/OFFICE

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:	4	Baths:	4	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1982

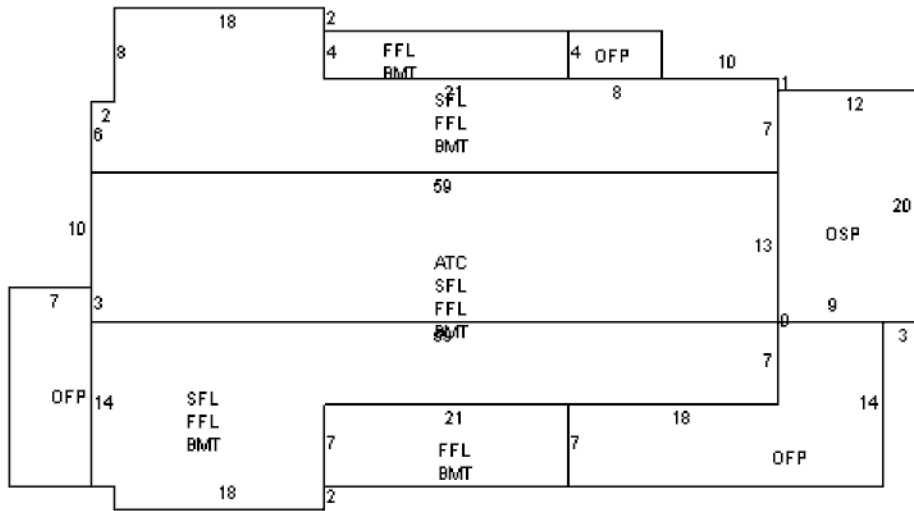
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 477000.0000
Juris. Factor:		Val/Su Fin:	324.58	
Special Features:	0	Val/Su Net:	196.86	
Final Total:	1403800	Val/Su SzAd:	342.81	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	2,163	20.240	43,774
FFL	1ST FLOOR	2,163	80.950	175,097
SFL	2ND FLOOR	1,932	80.950	156,397
OFF	OPEN PORCH	403	15.000	6,045
OSP	SCRN PORCH	240	22.500	5,400
ATC	ATTIC	230	80.950	18,627
Net Sketched Area:		7,131	Total:	405,340
Size Ad	4095 Gross Area	7668	FinArea	4325

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE



AssessPro Patriot Properties, Inc