



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUEBER JOHN W
Owner 2:	GNAGEY MARCIA G
Owner 3:	
Street 1:	47 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FLEET NATIONAL BANK -
Owner 2:	-
Street 1:	PO BOX 55851
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02205 5851

NARRATIVE DESCRIPTION

This Parcel contains 3.7 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.863		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									55,890						55,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	864,700	2,400	3.700	852,700	1,719,800	3084	0				
							GIS Ref				
							GIS Ref				
Total Card					864,700	2,400	3.700	852,700	1,719,800	Entered Lot Size	
Total Parcel					864,700	2,400	3.700	852,700	1,719,800	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			332.12	/Parcel:	332.12	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	864,700	2400	3.7	852,700	1,719,800	1,719,800	Year End Roll	9/28/2017
2017	101	FV	805,200	2400	3.7	852,700	1,660,300	1,660,300	Year End Roll	9/29/2016
2016	101	FV	782,000	2400	3.7	800,700	1,585,100	1,585,100	Year End Roll	1/14/2016
2015	101	FV	775,000	2400	3.7	745,500	1,522,900	1,522,900	Year End	10/2/2014
2014	101	FV	737,400	0	3.7	735,900	1,473,300	1,473,300	Year End Roll	1/23/2014
2013	101	FV	723,200	0	3.65	714,400	1,437,600	1,437,600	Year End Roll	10/25/2012
2012	101	FV	737,400	0	3.65	734,400	1,471,800	1,471,800	Year End	1/26/2012
2011	101	FV	751,500	0	3.65	780,800	1,532,300	1,532,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLEET NATIONAL	43772-281		9/24/2004	FORECLOSURE	1215000	No	No			
CHURCH ROBERT T	30391-413		5/10/1999	CONVENIENC		1	No	No		
	7295-400		6/19/1948		1000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2006	3571	RENOVATI	91,000	C	6/8/2007			remodel kit,fin ro
4/18/2005	3159	RENO-ADD	487,000	C	6/13/2006			renobaths,stairwel
12/20/2004	3105	RENOVATI	41,500	C	6/8/2007			baywd,remod2nd&3rd

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS/EXT INS	25	D ERSKINE
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2007	MEAS/EXT INS	100	B MORGAN
6/13/2006	MEAS+INSPCTD	615	D VELUTTI
5/28/2005	MEAS+INSPCTD	615	D VELUTTI
10/13/2001	M&L COMPLETE	613	M COLE
9/21/1995	MEAS+INSPCTD	606	J SMITH
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	1 - WOOD SHI 20%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1950 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:		
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:		
Bsmnt Flr:		
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:	100
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	0

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Heat Fuel:	1 - OIL	
Heat Type:	3 - FORCED H/W	
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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
50	GAZEBO	D	Y	1	10X10	A	AV	2006	25.00	T	4.5	101			2,400			2,400

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:	2,400
Total Special Features:	
Total:	2,400

BATH FEATURES

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

OTHER FEATURES

Kits:	1 Rating: GOOD
A Kits:	
Frpl:	2 Rating: AVERAGE
WSFlue:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	15.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		15.9%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.87290043
Const Adj.:	1.01999998
Adj \$ / SQ:	78.352
Other Features:	96562
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1028185
Depreciation:	163481
Depreciated Total:	864704

COMMENTS

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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:	11	BRs:	5	Baths:	4	HB	1				

REMODELING

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

RES BREAKDOWN

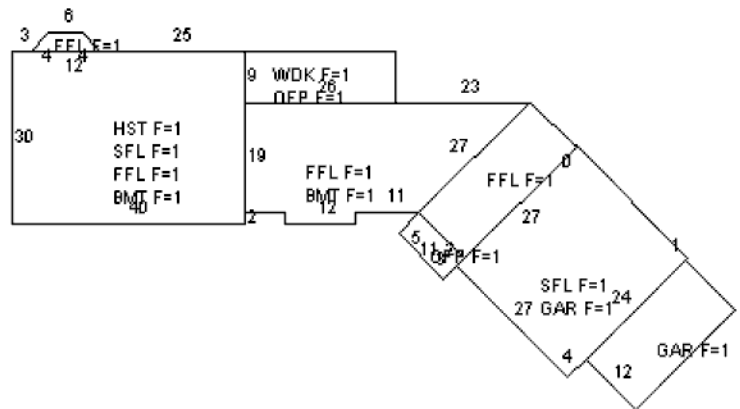
No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	1115300.000
Juris. Factor:		Val/Su Fin:	166.99		
Special Features:	0	Val/Su Net:	102.32		
Final Total:	864700	Val/Su SzAd:	177.12		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,299	78.350	180,130	
SFL	2ND FLOOR	1,983	78.350	155,371	
BMT	BASEMENT	1,975	22.530	44,489	
GAR	GARAGE	1,071	36.000	38,556	
HST	HALF STORY	600	78.350	47,011	
OPF	OPEN PORCH	289	15.000	4,335	
WDK	WOOD DECK	234	20.340	4,759	
Net Sketched Area:		8,451	Total:	474,651	
Size Ad	4882	Gross Area	9051	FinArea	5178

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	

IMAGE

AssessPro Patriot Properties, Inc

