



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SHEPARD RAY A
Owner 2:	SHEPARD KATHLEEN C
Owner 3:	
Street 1:	37 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ELLIOTT SCOTT M -
Owner 2:	WILLIAMS AVA C -
Street 1:	PO BOX 1086
Twn/City:	KAMUELA
St/Prov:	HI Cntry
Postal:	96743 Type:

**NARRATIVE DESCRIPTION**

This Parcel contains 1.39 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1949, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		60548		SQUARE FE	PRIME SITE		0	8.08	1.225	R4									599,248						599,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	354,700		1.390	599,200	953,900
Total Card		354,700	1.390	599,200	953,900
Total Parcel		354,700	1.390	599,200	953,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 315.84		/Parcel: 315.84	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
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	101	FV	354,700	0	1.39	599,200	953,900	953,900	Year End Roll	9/28/2017
2017	101	FV	348,800	0	1.39	593,300	942,100	942,100	Year End Roll	9/29/2016
2016	101	FV	345,800	0	1.39	576,300	922,100	922,100	Year End Roll	1/14/2016
2015	101	FV	337,000	0	1.39	533,200	870,200	870,200	Year End	10/2/2014
2014	101	FV	313,300	0	1.39	496,900	810,200	810,200	Year End Roll	1/23/2014
2013	101	FV	307,400	0	1.39	482,100	789,500	789,500	Year End Roll	10/25/2012
2012	101	FV	311,400	0	1.39	497,700	809,100	809,100	Year End	1/26/2012
2011	101	FV	339,200	0	1.39	514,600	853,800	853,800	Year End	2/10/2011

**Parcel ID** 163 7 0

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELLIOTT SCOTT M	55313-283		9/3/2010		875000	No	No			
CHEEVER, DANIEL	25542-451		8/3/1995		540000	No	No			
TAYLOR, LEX H.	21026-249		2/28/1991		315000	No	No			

**TAX DISTRICT**

**PAT ACCT.**

PRINT	Date	Time
	10/02/18	23:59:15
LAST REV	Date	Time
	03/13/15	08:56:44
blakeley		
2139		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/23/2010	4613	RENOVATI	200,000	C	5/29/2012			inter reno;new ext
10/6/2010	4575	DEMOLITI	5,000	C	6/16/2011			demo part of exist
9/10/2004	3031	RENOVATI	15,000	C	5/28/2005			bath & closet, new
9/9/2004	3029	ROOF		C	6/10/2005			
2/10/1994	425	RENOVATI	10,000	C	8/23/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/29/2012	PERMIT VISIT	25	D ERSKINE
10/6/2011	MEAS/EXT INS	25	D ERSKINE
6/16/2011	PERMIT VISIT	618	G BOURGALT
5/28/2005	MEAS+INSPCTD	615	D VELUTTI
1/12/2002	M&L COMPLETE	613	M COLE
6/1/1996	MEAS+INSPCTD	606	J SMITH
12/11/1995	MEAS/EXT INS	606	J SMITH
9/21/1995	INFO BY PHON	606	J SMITH
8/23/1995	PERMIT VISIT	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

