



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIDSON TR MALCOLM L
Owner 2:	THAYER TR PAMELA W
Owner 3:	
Street 1:	C/O JM FORBES AND CO
Street 2:	121 MT VERNON ST
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02108 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 4.05 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1942, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 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:						
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		1.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									31,590						31,600	
101	ONE FAM		1.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,960						7,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	403,600		4.050	835,400	1,239,000		0
							GIS Ref
							GIS Ref
Total Card	403,600		4.050	835,400	1,239,000	Entered Lot Size	
Total Parcel	403,600		4.050	835,400	1,239,000	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 491.08		/Parcel: 491.08			Land Unit Type:	Insp Date
							05/04/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	403,600	0	4.05	835,400	1,239,000	1,239,000	Year End Roll	9/28/2017
2017	101	FV	378,900	0	4.05	835,400	1,214,300	1,214,300	Year End Roll	9/29/2016
2016	101	FV	371,100	0	4.05	783,400	1,154,500	1,154,500	Year End Roll	1/14/2016
2015	101	FV	361,000	0	4.05	728,200	1,089,200	1,089,200	Year End	10/2/2014
2014	101	FV	334,200	0	4.05	718,600	1,052,800	1,052,800	Year End Roll	1/23/2014
2013	101	FV	327,500	0	4.05	698,600	1,026,100	1,026,100	Year End Roll	10/25/2012
2012	101	FV	327,500	0	4.05	718,600	1,046,100	1,046,100	Year End	1/26/2012
2011	101	FV	334,200	0	4.05	765,000	1,099,200	1,099,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JACOBS, MAY L.	10818-209		5/19/1965	FAMILY	49100	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/23/2001	2379	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	M COLE
1/12/1995	MEAS+INSPCTD	606	J SMITH
7/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 4.04955 Total SF/SM: 176398.41 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 835,350 Spl Credit Total: 835,400

