



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAUTREMONT RUTH E
Owner 2:	
Owner 3:	
Street 1:	56 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.117 ACRES of land mainly classified as ONE FAM with a(n) STUDIO Building Built about 2008, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 0 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	84,700		0.000		84,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 85.21						/Parcel: 332.21	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

USER DEFINED

Prior Id # 1:	85 20 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/03/18	00:02:13

LAST REV

Date	Time
07/11/09	17:06:11

apro 2144

EXTERIOR INFORMATION

Table with exterior details: Type: 17 - STUDIO, Sty Ht: 2 - 2, (Liv) Units: Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color:, View / Desir:

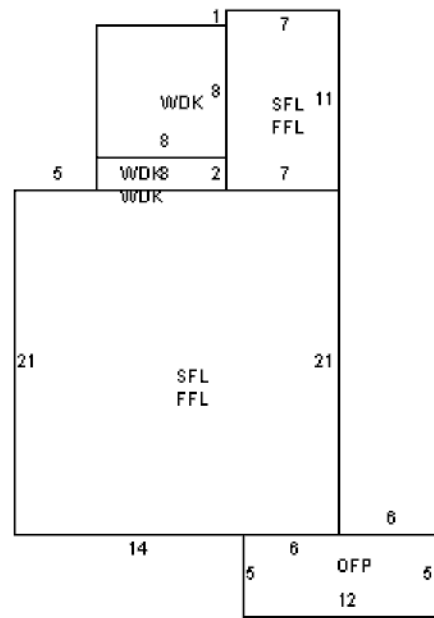
BATH FEATURES

Table with bath features: Full Bath: 1, Rating: AVERAGE, A Bath:, Rating:, 3/4 Bath:, Rating:, A 3QBth:, Rating:, 1/2 Bath:, Rating:, A HBth:, Rating:, OthrFix:, Rating:

COMMENTS

Large empty box for comments.

SKETCH



GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 2008, Eff Yr Blt:, Alt LUC:, Alt %:, Jurisdict:, Const Mod:, Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits:, Rating:, A Kits:, Rating:, Frpl:, Rating:, WSFlue:, Rating:

CONDO INFORMATION

Table with condo info: Location:, Total Units:, Floor:, % Own:, Name:

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc, # Units, Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O), Other, Upper, Lvl 2, Lvl 1, Lower, Totals, RMs, BRs, Baths, HB

REMODELING

Table with remodeling categories: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General

RES BREAKDOWN

Table with resource breakdown: No Unit, RMS, BRS, FL, Totals

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL:, Prim Int Wal: 1 - DRYWALL, Sec Int Wall:, Partition: T - TYPICAL, Prim Floors: 6 - CERAMIC TL, Sec Floors:, Bsmnt Flr:, Bsmnt Gar:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 3.0%, Functional:, Economic:, Special:, Override:, Total: 3%

Table with more interior details: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext:, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys:, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal, % Sprinkled

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 52.00, Size Adj.: 1.35362172, Const Adj.: 1.03999996, Adj \$ / SQ: 73.204, Other Features: 10848, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 87306, Depreciation: 2619, Depreciated Total: 84686

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 85.21, Special Features: 0, Val/Su Net: 73.65, Final Total: 84700, Val/Su SzAd: 85.21

SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 1,150, Total: 76,457, Size Ad: 994, Gross Area: 1150, FinArea: 994

SUB AREA DETAIL

Table with sub-area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with specifications and 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

PARCEL ID

163 15 0

IMAGE



AssessPro Patriot Properties, Inc

Summary row with fields: More: N, Total Yard Items, Total Special Features, Total