



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRONSTEIN ERICA
Owner 2:	
Owner 3:	
Street 1:	58 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	BORNSTEIN TIM -
Owner 2:	BRONSTEIN ERICA -
Street 1:	58 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This Parcel contains 2.717 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1950, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Infru	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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.88		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,280						5,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	379,100		2.717	651,700	1,030,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		287.92	/Parcel:	287.92	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	379,100	0	2.717	651,700	1,030,800	1,030,800	Year End Roll	9/28/2017
2017	101	FV	372,300	0	2.717	645,300	1,017,600	1,017,600	Year End Roll	9/29/2016
2016	101	FV	368,900	0	2.717	626,900	995,800	995,800	Year End Roll	1/14/2016
2015	101	FV	358,800	0	2.717	580,500	939,300	939,300	Year End	10/2/2014
2014	101	FV	331,700	0	2.717	541,300	873,000	873,000	Year End Roll	1/23/2014
2013	101	FV	325,000	0	2.717	525,300	850,300	850,300	Year End Roll	10/25/2012
2012	101	FV	350,700	0	2.72	529,900	880,600	880,600	Year End	1/26/2012
2011	101	FV	358,100	0	2.72	710,700	1,068,800	1,068,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BORNSTEIN TIM,	53380-482		8/13/2009	FAMILY		1	No	No		
ABBOTT, JOHN A	25060-200		12/15/1994		415000	No	No			
KELLIHER, JOHN	6975-475		5/19/1946		1000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/21/1998	1336	ADDITION	45,000	C	6/29/1998			ADDITION & RMDL KI

ACTIVITY INFORMATION

Date	Result	By	Name
6/25/2009	MEAS+INSPCTD	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	M COLE
6/29/1998	MEAS/EXT INS	600	PA
9/21/1995	MEAS+INSPCTD	606	J SMITH
7/17/1995	MEAS/EXT INS	600	PA
6/1/1991	INSPECTED	601	PAUL MARSH

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

Total AC/HA: 2.71655 Total SF/SM: 118332.92 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 651,680 Spl Credit Total: 651,700

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		
Roof Struct:	4	- FLAT
Roof Cover:	11	- MEMBRANE
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- AVG. (+)
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:	E	- EXTNSIVE
Prim Floors:	12	- CONCRETE
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:		

Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	2	- GAS
Heat Type:	3	- FORCED H/W
# Heat Sys:	1	
% Heated:	100	% AC: 0
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

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	23.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			23.8%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	1.04658926
Const Adj.:	0.92168999
Adj \$ / SQ:	87.781
Other Features:	70250
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	497459
Depreciation:	118395
Depreciated Total:	379063

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line	# Units
Level	FY	LR DR	D K FR RR BR FB HB L O
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RM: 9	BR: 5	Bath: 3 HB: 1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1998
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No	Unit	RMS	BRS	FL
1	9	5		
Totals				
1	9	5		

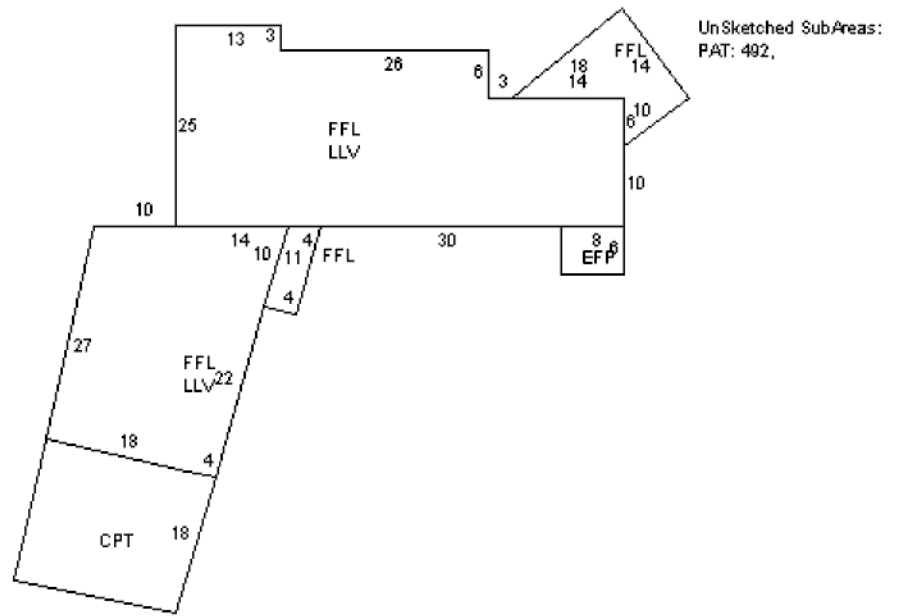
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 1000031.764
Juris. Factor:		Val/Su Fin:	105.89	
Special Features:	0	Val/Su Net:	79.49	
Final Total:	379100	Val/Su SzAd:	187.39	

PARCEL ID

163 16 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,023	87.780	177,582	
LLV	LOWR LEVEL	1,832	99.850	182,928	
PAT	PATIO	492	7.000	3,444	
CPT	CARPORT	374	22.000	8,228	
EFP	ENCL PORCH	48	36.000	1,728	
Net Sketched Area:		4,769	Total:	373,910	
Size Ad	2023	Gross Area	4769	FinArea	3580

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	85 A		0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:		Total Special Features:		Total:	
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