



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WILION HAROLD
Owner 2:	JOHNSON ELIZABETH
Owner 3:	
Street 1:	66 BEAVER POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MICHEL TR - THOMAS
Owner 2:	LEWIS TR - SARA
Street 1:	C/O THOMAS M MICHEL MD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1988, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		41382		SQUARE FE	PRIME SITE		0	8.08	1.653	R4									552,790						552,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	526,500		0.950	552,800	1,079,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 316.88						/Parcel: 316.88	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	526,500	0	.95	552,800	1,079,300	1,079,300	Year End Roll	9/28/2017
2017	101	FV	517,500	0	.95	547,300	1,064,800	1,064,800	Year End Roll	9/29/2016
2016	101	FV	505,500	0	.95	531,600	1,037,100	1,037,100	Year End Roll	1/14/2016
2015	101	FV	492,200	0	.95	491,900	984,100	984,100	Year End	10/2/2014
2014	101	FV	456,800	0	.95	458,400	915,200	915,200	Year End Roll	1/23/2014
2013	101	FV	448,000	0	.95	444,700	892,700	892,700	Year End Roll	10/25/2012
2012	101	FV	448,000	0	.95	461,800	909,800	909,800	Year End	1/26/2012
2011	101	FV	456,800	0	.95	477,500	934,300	934,300	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MICHEL TR, THOMA	70105-465		10/20/2017		1075000	No	No			
Michel, Thomas M	60041-330		9/19/2012	FAMILY	10	No	No			
MOSCH KARL + JO	22534-418		10/26/1992		631000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/16/2018	6951	MANUAL	15,000	O				Amend permit #6934
12/6/2017	6934	RENOVATI	30,000	O				Remodel kitchen, m
8/17/2016	6534	SOLAR PA	55,874	C				Install roof mount
8/4/2015	6189	ROOF	22,230	C				Strip and re-roof
12/5/2002	2624	RENOVATI	8,853	C	6/20/2003			master bath

**ACTIVITY INFORMATION**

Date	Result	By	Name
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/20/2003	MEAS+INSPCTD	615	D VELUTTI
1/12/2002	M&L COMPLETE	613	M COLE
9/22/1995	MEAS+INSPCTD	606	J SMITH
6/20/1994	FIELDREV CHG	600	PA
12/5/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.95000 Total SF/SM: 41382.00 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 552,790 Spl Credit Total: 552,800

