



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MARTIN STEPHEN A
Owner 2:	MARTIN KATHERINE J
Owner 3:	
Street 1:	40 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

NARRATIVE DESCRIPTION

This Parcel contains 2.487 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1941, Having Primarily WOOD SHING Exterior and MEMBRANE Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bd rms.

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		0.65		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									3,900						3,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	760,600	7,300	2.487	800,700	1,568,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 489.90						/Parcel: 489.90	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	760,600	7300	2.487	800,700	1,568,600	1,568,600	Year End Roll	9/28/2017
2017	101	FV	682,600	7300	2.487	800,700	1,490,600	1,490,600	Year End Roll	9/29/2016
2016	101	FV	587,900	3000	2.487	748,700	1,339,600	1,339,600	Year End Roll	1/14/2016
2015	101	FV	568,300	1400	2.487	693,500	1,263,200	1,263,200	Year End	10/2/2014
2014	101	FV	541,700	1400	2.487	683,900	1,227,000	1,227,000	Year End Roll	1/23/2014
2013	101	FV	683,900	1400	2.487	663,900	1,349,200	1,349,200	Year End Roll	10/25/2012
2012	101	FV	797,100	1400	2.49	673,800	1,472,300	1,472,300	Year End	1/26/2012
2011	101	FV	814,500	1400	2.49	719,400	1,535,300	1,535,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELLIOTT,SCOTT M	62688-308		9/25/2013		1350000	No	No			
HOLLINGSWORTH C	43292-473		7/15/2004		1695000	No	No			
COLE, TIMOTHY +	25230-221		3/17/1995		671000	No	No		2 DEEDS (P 227)	
COLE, EDWIN + L	21036-557		3/6/1991	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/13/2015	6146	RENO-ADD	304,000	C	6/16/2016			Construct 2 car ga
3/10/2014	5670	MANUAL	800	C				sheet metal work f
1/31/2014	5642	RENOVATI	150,000	C	5/18/2015			remodel a portion
3/22/2004	2868	RENOVATI	15,000	C	6/23/2004			ren full and hlf b
3/15/2004	2863	ROOF		C				rubber roof over e
8/12/2002	2562	MANUAL	100,000	C	6/21/2003			struc sup & bear f
7/9/2002	2535	DEMOLITI	5,000	C	6/21/2003			int kit, din rm, l
8/21/1997	1262	SHED		C	3/7/1998			3/7/98 100%
3/25/1996	0911	DEMOLITI	25	C	10/21/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
6/16/2016	PERMIT VISIT	618	G BOURGAULT
5/18/2015	PERMIT VISIT	619	DH
5/8/2014	MEAS/EXT INS	25	D ERSKINE
1/22/2013	MEAS+INSPCTD	618	G BOURGAULT
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS+INSPCTD	615	D VELUTTI
6/23/2004	MEAS/EXT INS	615	D VELUTTI
6/21/2003	MEAS/EXT INS	615	D VELUTTI
10/13/2001	M&L EXTERIOR	613	M COLE

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

GENERAL INFORMATION

Grade:	A - VERY GOOD		
Year Blt:	1941	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:	11 - MASONRY		
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	4 - RADIANT HW		
# Heat Sys:	1		
% Heated:	100	% AC:	100
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
2	SHED/FR	D	Y	1	10X16	A	AV	1997	15.00	T	40	101			1,400			1,400
19	PATIO	D	Y	1	314	A	AV	2005	7.00	T	25	101			1,600			1,600
2	SHED/FR	D	Y	1	21x16	A	AV	2015	15.00	T	15	101			4,300			4,300

More: N

Total Yard Items: 7,300

Total Special Features:

Total: 7,300

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY 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	25.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		25.6%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	1.01917899
Const Adj.:	0.95949996
Adj \$ / SQ:	88.989
Other Features:	105621
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1022308
Depreciation:	261711
Depreciated Total:	760597

COMMENTS

SPLIT LEVEL CONTEMPORARY .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	S:	9	BR	S:	5	Baths:	4	HB			

REMODELING

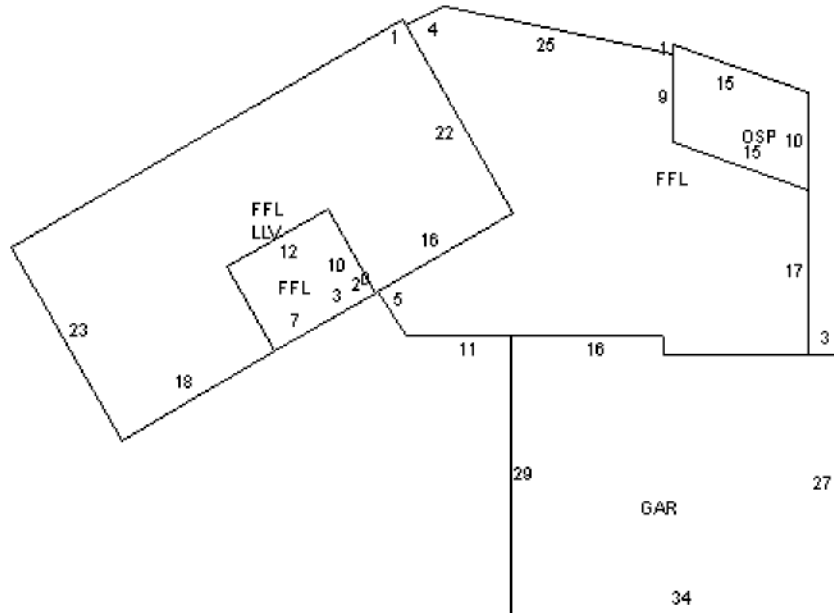
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

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 1088179.303
Juris. Factor:		Val/Su Fin:	237.54	
Special Features:	0	Val/Su Net:	172.86	
Final Total:	760600	Val/Su SzAd	341.23	

PARCEL ID 163 10 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,229	88.990	198,357	
LLV	LOWR LEVEL	1,081	104.560	113,032	
GAR	GARAGE	950	36.000	34,200	
OSP	SCRN PORCH	140	22.500	3,150	
Net Sketched Area:		4,400	Total:	348,739	
Size Ad	2229	Gross Area	4400	FinArea	3202

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
FFL					
LLV	100	FLA	90	A	0

IMAGE

AssessPro Patriot Properties, Inc

05/18/2015