



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUEBER JOHN W
Owner 2:	GNAGEY MARCIA G
Owner 3:	
Street 1:	47 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FLEET NATIONAL BANK -
Owner 2:	-
Street 1:	PO BOX 55851
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02205 5851

NARRATIVE DESCRIPTION

This Parcel contains 3.7 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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		80000		SQUARE FE	PRIME SITE		0	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.863		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									55,890						55,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	883,500	2,400	3.700	855,900	1,741,800	3084	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			/Parcel:		336.37 336.37		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	864,700	2400	3.7	852,700	1,719,800	1,719,800	Create Final value 2019	6/4/2019
2018	101	FV	864,700	2400	3.7	852,700	1,719,800	1,719,800	Year End Roll	9/28/2017
2017	101	FV	805,200	2400	3.7	852,700	1,660,300	1,660,300	Year End Roll	9/29/2016
2016	101	FV	782,000	2400	3.7	800,700	1,585,100	1,585,100	Year End Roll	1/14/2016
2015	101	FV	775,000	2400	3.7	745,500	1,522,900	1,522,900	Year End	10/2/2014
2014	101	FV	737,400	0	3.7	735,900	1,473,300	1,473,300	Year End Roll	1/23/2014
2013	101	FV	723,200	0	3.65	714,400	1,437,600	1,437,600	Year End Roll	10/25/2012
2012	101	FV	737,400	0	3.65	734,400	1,471,800	1,471,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLEET NATIONAL	43772-281		9/24/2004	FORECLOSURE	1215000	No	No			
CHURCH ROBERT T	30391-413		5/10/1999	CONVENIENC		1	No	No		
	7295-400		6/19/1948		1000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/21/2006	3571	RENOVATI	91,000	C	6/8/2007			remodel kit,fin ro
4/18/2005	3159	RENO-ADD	487,000	C	6/13/2006			renobaths,stairwel
12/20/2004	3105	RENOVATI	41,500	C	6/8/2007			baywd,remod2nd&3rd

ACTIVITY INFORMATION

Date	Result	By	Name
8/14/2013	MEAS/EXT INS	25	D ERSKINE
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2007	MEAS/EXT INS	100	
6/13/2006	MEAS+INSPCTD	615	
5/28/2005	MEAS+INSPCTD	615	
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

