

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRAINARD PATRICIA W
Owner 2:	LONG SHEILA D
Owner 3:	
Street 1:	33 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	BRAINARD - PATRICIA W
Owner 2:	LONG - SHEILA D
Street 1:	33 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				Traffic	2	LIGHT
t						

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		60983.2		SQUARE FE	PRIME SITE		0	8.3	1.218	R4									616,648						616,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	303,100		1.400	616,600	919,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 335.05						/Parcel: 335.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	288,100	0	1.4	600,300	888,400	888,400	Create Final value 2019	6/4/2019
2018	101	FV	288,100	0	1.4	600,300	888,400	888,400	Year End Roll	9/28/2017
2017	101	FV	282,400	0	1.4	594,400	876,800	876,800	Year End Roll	9/29/2016
2016	101	FV	278,200	0	1.4	577,300	855,500	855,500	Year End Roll	1/14/2016
2015	101	FV	267,000	0	1.4	534,200	801,200	801,200	Year End	10/2/2014
2014	101	FV	264,200	0	1.4	497,800	762,000	762,000	Year End Roll	1/23/2014
2013	101	FV	258,600	0	1.38	481,200	739,800	739,800	Year End Roll	10/25/2012
2012	101	FV	258,600	0	1.38	461,100	719,700	719,700	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAINARD,PATRIC	61480-449		3/27/2013	FAMILY		1	No	No		
GRINNELL VIRGIN	53600-558		9/29/2009		760000	No	No			
	7252-415		2/19/1948		20500	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
5/6/2011	4712	MANUAL		C				air sealing and in
11/2/2009	4322	RENOVATI	20,000	C	3/18/2010			install new kit ca

ACTIVITY INFORMATION

Date	Result	By	Name
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85 15 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:	

**EXTERIOR INFORMATION**

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1 - CONCRETE	
Frame:	1 - WOOD	
Prime Wall:	1 - WOOD SHING	
Sec Wall:		
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B - GOOD	
Year Blt:	1946	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact.:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
Sec Int Wall:		
Partition:	T - TYPICAL	
Prim Floors:	4 - CARPET	
Sec Floors:	3 - HARDWOOD	20%
Bsmnt Flr:		
Bsmnt Gar:	2	
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: 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

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

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	AV - Average	32.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		32.6%

**CALC SUMMARY**

Basic \$ / SQ:	82.00
Size Adj.:	0.97446692
Const Adj.:	1.00399995
Adj \$ / SQ:	80.226
Other Features:	64961
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	449683
Depreciation:	146597
Depreciated Total:	303086

**COMMENTS**


**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:	7	BR:	4	Baths:	3	HB					

**REMODELING**

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

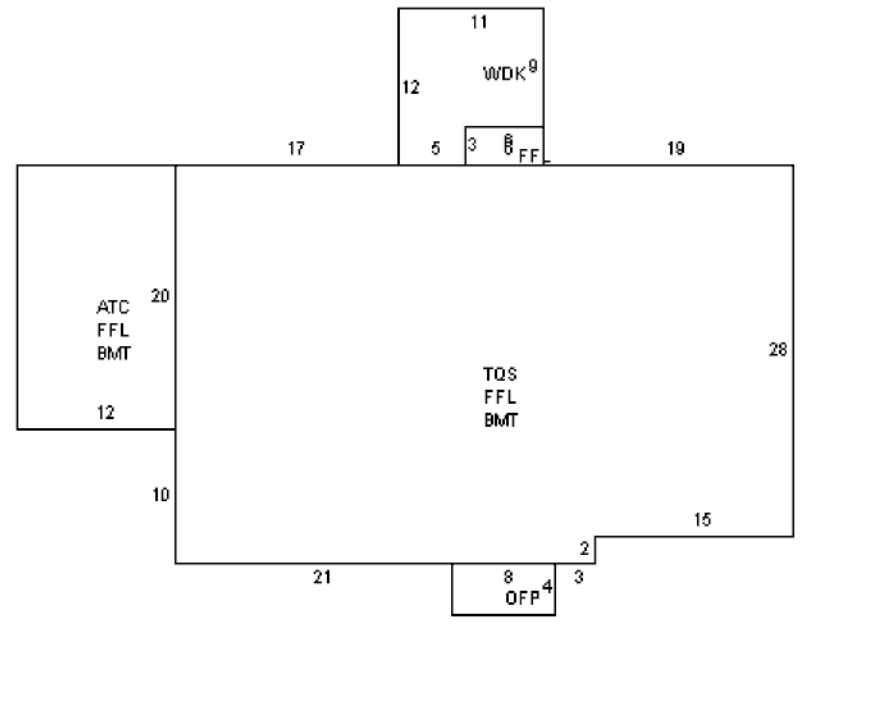
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	1

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,638	80.230	131,410	
BMT	BASEMENT	1,620	20.060	32,491	
TQS	3/4 STORY	1,035	80.230	83,034	
WDK	WOOD DECK	114	26.750	3,050	
ATC	ATTIC	72	80.230	5,776	
OFF	OPEN PORCH	32	15.000	480	
Net Sketched Area:		4,511	Total:	256,241	
Size Ad	2673	Gross Area	5024	FinArea	2745

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**



*AssessPro* Patriot Properties, Inc

**PARCEL ID**

152 16 0