



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PAUL CHRISTOPHER F
Owner 2:	
Owner 3:	
Street 1:	52 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BRAUDE STEPHEN E TR -
Owner 2:	52 BEAVER POND ROAD REALTY TRU -
Street 1:	52 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This Parcel contains 4.44 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 12 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 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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.623		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									18,690						18,700	
101	ONE FAM		1.98		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									11,880						11,900	Wetland

Total AC/HA:	4.43955	Total SF/SM:	193386.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	830,570	Spl Credit	Total:	830,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	1,011,500		4.440	830,600	1,842,100	1539	0			
							GIS Ref			
							GIS Ref			
Total Card					1,011,500	4.440	830,600	1,842,100	Entered Lot Size	
Total Parcel					1,011,500	4.440	830,600	1,842,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		375.59	/Parcel:	375.59	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	992,800	0	4.44	827,400	1,820,200	1,820,200	Create Final value 2019	6/4/2019
2018	101	FV	992,800	0	4.44	827,400	1,820,200	1,820,200	Year End Roll	9/28/2017
2017	101	FV	839,600	0	4.44	827,400	1,667,000	1,667,000	Year End Roll	9/29/2016
2016	101	FV	803,900	0	4.44	775,400	1,579,300	1,579,300	Year End Roll	1/14/2016
2015	101	FV	796,200	0	4.44	720,200	1,516,400	1,516,400	Year End	10/2/2014
2014	101	FV	742,800	0	4.44	710,600	1,453,400	1,453,400	Year End Roll	1/23/2014
2013	101	FV	727,600	0	4.44	690,600	1,418,200	1,418,200	Year End Roll	10/25/2012
2012	101	FV	742,800	0	4.44	710,600	1,453,400	1,453,400	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAUDE STEPHEN	31638-155		7/14/2000		1575000	No	No			
BRAUDE, STEPHEN	21455-25		10/2/1991	CONVENIENC		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/1/2016	6638	WDK	78,000	C	5/18/2017			Rebuild deck per l
5/4/2010	4441	MANUAL	10,019	C				replace 2 doors

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS/EXT INS	622	K Cuoco
3/6/2009	MEAS/EXT INS	25	D ERSKINE
12/8/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

