



Patriot
 Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SMART TR STEPHANIE L
Owner 2:	PALDINO TR CAROLYN A
Owner 3:	PETTICOAT PASTURES REALTY TR
Street 1:	PO BOX 6352
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 9.797 ACRES of land mainly classified as ONE FAM with a(n) N/A Building Built about , Having Primarily N/A Exterior and N/A Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R7																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	23,500	16,300	0.000		39,800	Parcel includes former 73-8-2 (Spring Hill Lane) as shown on plan dated May 23, 1980 and recorded in Bk 14088, Page 246.	GIS Ref
							GIS Ref
							Insp Date
Total Card	23,500	16,300	0.000		39,800	Entered Lot Size	
Total Parcel	857,000	20,200	9.797	1,238,400	2,115,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel:	495.49	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 7	Total:		SpI Credit		Total:	
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EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total: 1
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

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

COMMENTS

5/96 DEEDS INTO SEPERATE TRUSTS.

SKETCH

CNP			
	24	STG	24
			CNP
12		36	8

Sum Area By Label :
STG = 364
CNP = 480

GENERAL INFORMATION

Grade:	
Year Blt:	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	Rating:
A Kits:	Rating:
Frpl:	Rating:
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

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

INTERIOR INFORMATION

Avg Ht/FL:	
Prim Int Wal	
Sec Int Wall:	%
Partition:	
Prim Floors:	
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	

DEPRECIATION

Phys Cond:	0.0%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	0%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			

INTERIOR INFORMATION

Bsmnt Flr:	
Electric:	
Insulation:	
Int vs Ext:	
Heat Fuel:	
Heat Type:	
# Heat Sys:	
% Heated:	% AC:
Solar HW: NO	Central Vac: NO
% Com Wal:	% Sprinkled:

CALC SUMMARY

Basic \$ / SQ:	
Size Adj: 1.00000000	
Const Adj: 1.00000000	
Adj \$ / SQ:	
Other Features: 0	
Grade Factor:	
Neighborhood Inf: 1.00000000	
LUC Factor: 1.00	
Adj Total: 23520	
Depreciation: 0	
Depreciated Total: 23520	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:	Val/Su Fin:			
Special Features: 0	Val/Su Net: 17.49			
Final Total: 23500	Val/Su SzAd			

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
STG	STORAGE	864	15.000	12,960
CNP	CANOPY	480	22.000	10,560
Net Sketched Area: 1,344	Total:			23,520
Size Ad	Gross Area	1344	FinArea	0

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
37	STABLE	D	Y		1864	A	AV	2018	16.00	T	0	101			13,800			13,800
40	LEAN-TO	D	Y		1288	A	AV	2018	6.00	T	15	101			1,500			1,500
40	LEAN-TO	D	Y		1192	A	AV	2018	6.00	T	15	101			1,000			1,000

PARCEL ID

152 14 0

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items: 20,200	Total Special Features:	Total: 20,200
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