



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MARSHALL III TR PEYTON J
Owner 2:	
Owner 3:	23 BEAVER POND REALTY TRUST
Street 1:	23 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	SOUTHWELL DAVID P -
Owner 2:	SOUTHWELL ALICIA A -
Street 1:	23 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This Parcel contains 2.797 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1940, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 5 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:				Topo		
D				Street	1	PAVED
s				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	8.	1.000	R4									640,000						640,000	
132	UNDEV		0.96		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									5,760						5,800	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,026,100	6,400	1.837	640,000	1,672,500		0
132			0.960	5,800	5,800		GIS Ref
Total Card						Entered Lot Size	GIS Ref
Total Parcel						Total Land:	Insp Date
Source: Market Adj Cost						Land Unit Type:	10/05/11
Total Value per SQ unit /Card: 258.83						/Parcel: 258.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,017,400	6400	2.797	669,800	1,693,600	1,693,600	Year End Roll	9/26/2019
2019	101	FV	923,100	6400	2.797	652,200	1,581,700	1,581,700	Create Final value 2019	6/4/2019
2018	101	FV	923,100	6400	2.797	652,200	1,581,700	1,581,700	Year End Roll	9/28/2017
2017	101	FV	898,200	6400	2.797	645,800	1,550,400	1,550,400	Year End Roll	9/29/2016
2016	101	FV	864,300	6400	2.797	627,400	1,498,100	1,498,100	Year End Roll	1/14/2016
2015	101	FV	856,200	6400	2.797	581,000	1,443,600	1,443,600	Year End	10/2/2014
2014	101	FV	799,300	6400	2.797	541,800	1,347,500	1,347,500	Year End Roll	1/23/2014
2013	101	FV	783,000	6400	2.497	524,000	1,313,400	1,313,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOUTHWELL DAVID	28403-497		4/3/1998		1160000	No	No			
TAYLOR, GERALD	25347-165		5/17/1995	CHD>SALE	825000	No	No			
NANCY W. J. GLE	20236-412		12/1/1989		750000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/31/2016	6608	ROOF	29,900	C				Strip & re-roof dw
2/4/2005	3121	RENOVATI	30,000	C	5/23/2005			2 bathrooms 5/23 3
11/15/1999	1845	ROOF		C	6/22/2000			6/22/00 100%
9/10/1999	1796	ADDITION	120,000	C	6/22/2000			addition & porch
5/16/1995	710-95	ADDITION	150,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
10/5/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
5/23/2005	MEAS+INSPCTD	615	
6/22/2000	MEAS+INSPCTD	611	
4/8/1999	MEAS+INSPCTD	600	
9/19/1995	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)
Year Blt:	1940
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	2
Electric:	1 - EXTENSIVE
Insulation:	3 - EXTENSIVE
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	14 - HVAC
# Heat Sys:	2
% 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
3	GARAGE	D	Y	1	21x21	A	AV	1940	36.00	T	60	101			6,400			6,400

More:	N	Total Yard Items:	6,400	Total Special Features:		Total:	6,400
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	EX - Excellent	6.9%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		6.9%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.85405827
Const Adj.:	1.05059993
Adj \$ / SQ:	85.241
Other Features:	122769
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1102099
Depreciation:	76045
Depreciated Total:	1026055

COMMENTS

SMALL LANDSCAPE POND AT REAR .

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												

REMODELING

Exterior:	
Interior:	1995
Additions:	1995
Kitchen:	1995
Baths:	2005
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

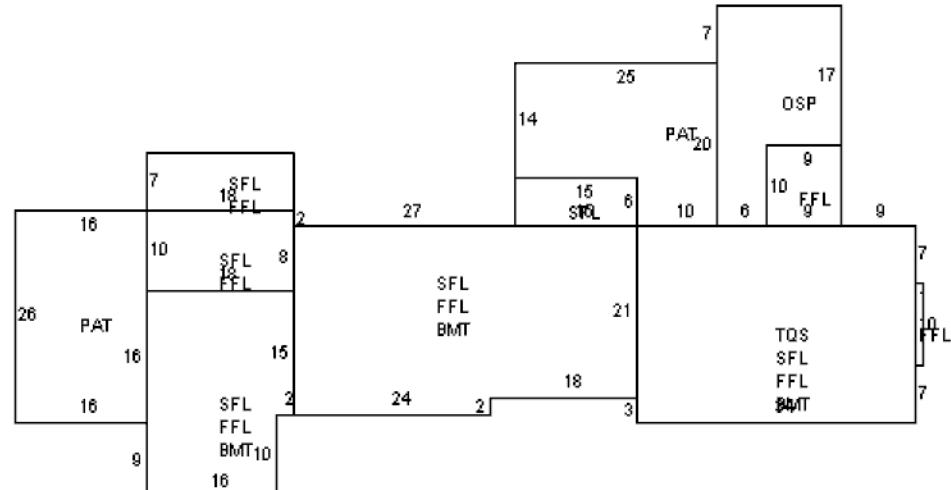
No Unit	RMS	BRS	FL
1	14	5	
Totals			
1	14	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	1574800.000
Juris. Factor:		Val/Su Fin:	158.25		
Special Features:	0	Val/Su Net:	112.97		
Final Total:	1026100	Val/Su SzAd:	177.96		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,582	85.240	220,092	
SFL	2ND FLOOR	2,572	85.240	219,240	
BMT	BASEMENT	2,176	28.340	61,674	
PAT	PATIO	826	7.000	5,782	
TQS	3/4 STORY	612	85.240	52,167	
OSP	SCRN PORCH	315	22.500	7,088	
Net Sketched Area:		9,083	Total:	566,043	
Size Ad	5766	Gross Area	9287	FinArea	6484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM			

IMAGE

AssessPro Patriot Properties, Inc

