



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MANDELKORN RICHARD S
Owner 2:	WELSH SUSAN L
Owner 3:	
Street 1:	65 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		65340		SQUARE FE	PRIME SITE		0	8.	1.157	R4									604,816						604,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	491,800	5,600	1.500	604,800	1,102,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 242.43						/Parcel: 242.43	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	441,100	5600	1.5	627,500	1,074,200	1,074,200	Year End Roll	9/26/2019
2019	101	FV	425,900	5600	1.5	610,900	1,042,400	1,042,400	Create Final value 2019	6/4/2019
2018	101	FV	425,900	5600	1.5	610,900	1,042,400	1,042,400	Year End Roll	9/28/2017
2017	101	FV	418,200	5600	1.5	604,800	1,028,600	1,028,600	Year End Roll	9/29/2016
2016	101	FV	418,200	5600	1.5	587,400	1,011,200	1,011,200	Year End Roll	1/14/2016
2015	101	FV	402,700	5600	1.5	543,600	951,900	951,900	Year End	10/2/2014
2014	101	FV	388,100	5600	1.5	506,500	900,200	900,200	Year End Roll	1/23/2014
2013	101	FV	380,300	5600	1.5	491,400	877,300	877,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHNSON STEPHEN	25458-267		6/30/1995		611000	No	No			
FISHER, MADGE K	24839-238		9/7/1994		449000	No	No			
	8780-416		8/19/1956		27500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/21/2017	6826	WINDOWS	4,918	C				Replace a window -
9/16/2013	5548	RENOVATI	70,000	C	5/8/2014			
11/13/1997	1303	RENOVATI	5,000	C	6/29/1998			6/29/98 100%
9/15/1997	1275	RENO-GAR	50,000	C	6/29/1998			6/29/98 100%
10/25/1994	601-94	RENOVATI	12,000	C	8/23/1995			
9/28/1994	579-94	RENOVATI	9,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2008	MEAS+INSPCTD	25	D ERSKINE
10/13/2001	M&L EXTERIOR	613	
6/29/1998	MEAS/EXT INS	600	
9/22/1995	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	
7/17/1995	MEAS/EXT INS	600	
12/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.50000	Total SF/SM:	65340.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	604,816	SpI Credit		Total:	604,800
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