



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HARDIGG ELINOR
Owner 2:	POPE JAMEY
Owner 3:	
Street 1:	61 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

**PREVIOUS OWNER**

Owner 1:	HARDIGG ELINOR -
Owner 2:	-
Street 1:	61 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

**NARRATIVE DESCRIPTION**

This Parcel contains 1.31 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 2009, Having Primarily WOOD Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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:				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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		57063.2		SQUARE FE	PRIME SITE		0	8.	1.281	R4									584,952						585,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,266,900	56,200	1.310	585,000	1,908,100	3709	0				
							GIS Ref				
							GIS Ref				
Total Card					1,266,900	56,200	1.310	585,000	1,908,100	Entered Lot Size	
Total Parcel					1,266,900	56,200	1.310	585,000	1,908,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			441.17	/Parcel:	441.17	Land Unit Type:		

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,305,100	56200	1.31	606,900	1,968,200	1,968,200	Year End Roll	9/26/2019
2019	101	FV	1,403,800	56200	1.31	590,800	2,050,800	2,050,800	Create Final value 2019	6/4/2019
2018	101	FV	1,403,800	56200	1.31	590,800	2,050,800	2,050,800	Year End Roll	9/28/2017
2017	101	FV	1,279,500	56200	1.31	585,000	1,920,700	1,920,700	Year End Roll	9/29/2016
2016	101	FV	1,246,500	56200	1.31	568,100	1,870,800	1,870,800	Year End Roll	1/14/2016
2015	101	FV	1,199,500	56200	1.31	525,700	1,781,400	1,781,400	Year End	10/2/2014
2014	101	FV	1,187,800	56200	1.31	489,900	1,733,900	1,733,900	Year End Roll	1/23/2014
2013	101	FV	1,164,400	56200	1.34	477,800	1,698,400	1,698,400	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARDIGG ELINOR,	52478-316		3/27/2009	FAMILY		1	No	No		
SCULLY PATRICK,	33672-317		9/19/2001	CONVENIENC		0	No	No		
MARC KATHLEEN M	31682-345		8/3/2000		743000	No	No			
GAVRIN, EDWARD	21201-72		6/4/1991		385000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/25/2009	4138	NEW HOME	500,000	C	6/16/2011			20% complete
2/24/2009	4127	DEMOLITI		C				demo house and gar
9/6/2005	3267	W/S FLUE		C				
12/10/2001	2410	W/S FLUE		C				
5/2/1997	1175	RENOVATI	8,000	C	6/23/1997			40%

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/16/2011	PERMIT VISIT	618	G BOURGAULT
7/21/2010	MEAS+INSPCTD	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE
11/24/2008	MEAS+INSPCTD	25	D ERSKINE
11/5/2002	M&L COMPLETE	615	
10/12/2001	M&L EXTERIOR	613	
3/7/1998	ENTRY DENIED	602	
6/23/1997	MEAS+INSPCTD	602	
12/11/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

