



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 Infl	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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	973,800		4.440	830,600	1,804,400	1539	0			
							GIS Ref			
							GIS Ref			
Total Card					973,800	4.440	830,600	1,804,400	Entered Lot Size	
Total Parcel					973,800	4.440	830,600	1,804,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		367.90	/Parcel:	367.90	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	1,011,500	0	4.44	830,600	1,842,100	1,842,100	Year End Roll	9/26/2019
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

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

EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: 16 - STONE VE 25%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

GENERAL INFORMATION

Table with general info: Grade: A - VERY GOOD, Year Blt: 1966, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: 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: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Table with columns: Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa, Aprr Value, JCod, JFact, Juris. Value

BATH FEATURES

Table with bath details: Full Bath: 3, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 2, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 4, Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good 13.%, Functional: %, Economic: %, Special: %, Override: , Total: 13.6%

CALC SUMMARY

Table with calculations: Basic \$ / SQ: 95.00, Size Adj.: 0.90412277, Const Adj.: 1.03530002, Adj \$ / SQ: 88.924, Other Features: 61000, Grade Factor: 2.10, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1127135, Depreciation: 153290, Depreciated Total: 973845

COMMENTS

FFL/BMT/GAR ANGLED DECK ANGLED .

RESIDENTIAL GRID

Table with 1st Res Grid, Desc: Line 1, # Units: 1. Includes Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O and Totals (RMs: 12, BRs: 4, Baths: 3, HB: 2)

REMODELING

Table with remodeling categories: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

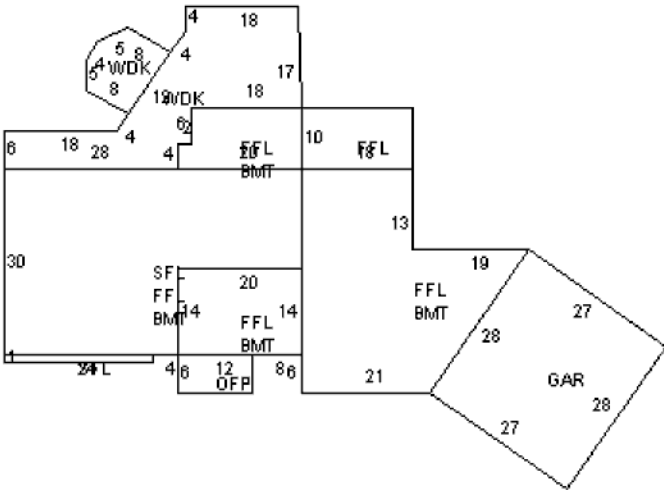
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 12, 4, 4

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes WtAv\$/SQ, AvRate, Ind.Val, Final Total: 973800, Val/Su SzAd: 250.14

SKETCH



Sum Area By Label :
WDK = 693
FFL = 2709
BMT = 2529
SFL = 1184
OFF = 72
GAR = 756

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value. Includes Net Sketched Area: 7,943, Total: 475,731

SUB AREA DETAIL

Table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes BMT 100 FLA, 40 A, 0

IMAGE



AssessPro Patriot Properties, Inc