



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRONSTEIN ERICA
Owner 2:	
Owner 3:	
Street 1:	58 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	BORNSTEIN TIM -
Owner 2:	BRONSTEIN ERICA -
Street 1:	58 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This Parcel contains 2.717 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1950, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.88		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,280						5,300	Wetland

Total AC/HA:	2.71655	Total SF/SM:	118332.92	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	645,280	Spl Credit	Total:	645,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2021

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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	389,200		2.717	645,300	1,034,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		288.95	/Parcel:	288.95	Insp Date
						Land Unit Type:	10/09/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	382,400	0	2.717	669,300	1,051,700	1,051,700	Year End Roll	9/26/2019
2019	101	FV	379,100	0	2.717	651,700	1,030,800	1,030,800	Create Final value 2019	6/4/2019
2018	101	FV	379,100	0	2.717	651,700	1,030,800	1,030,800	Year End Roll	9/28/2017
2017	101	FV	372,300	0	2.717	645,300	1,017,600	1,017,600	Year End Roll	9/29/2016
2016	101	FV	368,900	0	2.717	626,900	995,800	995,800	Year End Roll	1/14/2016
2015	101	FV	358,800	0	2.717	580,500	939,300	939,300	Year End	10/2/2014
2014	101	FV	331,700	0	2.717	541,300	873,000	873,000	Year End Roll	1/23/2014
2013	101	FV	325,000	0	2.717	525,300	850,300	850,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BORNSTEIN TIM,	53380-482		8/13/2009	FAMILY		1	No	No		
ABBOTT, JOHN A	25060-200		12/15/1994		415000	No	No			
KELLIHER, JOHN	6975-475		5/19/1946		1000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/21/1998	1336	ADDITION	45,000	C	6/29/1998			ADDITION & RMDL KI

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS/EXT INS	622	K Cuoco
6/25/2009	MEAS+INSPCTD	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
6/29/1998	MEAS/EXT INS	600	
9/21/1995	MEAS+INSPCTD	606	
7/17/1995	MEAS/EXT INS	600	
6/11/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

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