



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BINDER TR STEPHEN E
Owner 2:	ESTES TR KRIS R
Owner 3:	36 BEAVER POND RD REALTY TRUST
Street 1:	PO BOX 286
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BINDER - STEPHEN E
Owner 2:	ESTES - KRIS R
Street 1:	PO BOX 286
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 3.182 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2009, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 4 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		
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		0.765		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									22,950						23,000	
101	ONE FAM		0.58		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									3,480						3,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	2,228,300		3.182	826,500	3,054,800		0
							GIS Ref
							GIS Ref
Total Card	2,228,300		3.182	826,500	3,054,800	Entered Lot Size	
Total Parcel	2,516,600		3.182	826,500	3,343,100	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		295.30	/Parcel:	284.40	Insp Date
						Land Unit Type:	05/28/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	2,731,800	0	3.182	826,500	3,558,300	3,558,300	Year End Roll	9/26/2019
2019	101	FV	2,861,100	0	3.182	823,300	3,684,400	3,684,400	Create Final value 2019	6/4/2019
2018	101	FV	2,861,100	0	3.182	823,300	3,684,400	3,684,400	Year End Roll	9/28/2017
2017	101	FV	2,682,800	0	3.182	823,300	3,506,100	3,506,100	Year End Roll	9/29/2016
2016	101	FV	2,640,600	0	3.182	771,300	3,411,900	3,411,900	Year End Roll	1/14/2016
2015	101	FV	2,576,000	0	3.182	716,100	3,292,100	3,292,100	Year End	10/2/2014
2014	101	FV	2,398,400	0	3.182	706,500	3,104,900	3,104,900	Year End Roll	1/23/2014
2013	101	FV	2,345,000	0	3.182	686,500	3,031,500	3,031,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BINDER,STEPHEN	71194-514		6/22/2018	CONVENIENC	99	No	No			
ADELSTEIN, MARY	26984-104		1/12/1997		490000	Yes	No			2ND PAR 73-9-0
ADELSTEIN MARY	13467-242		6/20/1978	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/13/2011	4854	TEMPORAR		C				tent 9/16 to 9/19
12/4/2009	4346	NEW HOME	2,210,000	C	5/28/2012			25%done
10/1/2009	4288	MANUAL	390,000	C	7/22/2010			foundation only fo
1/6/2009	4112	DEMOLITI		C	5/26/2009			fire damaged house
9/22/2008	4055	DEMOLITI		C				partial demo of fi
3/29/2006	3381	ADDITION	400,000	C	10/29/2008			7/24/06 5%;
8/11/1997	1248	NEW HOME	600,000	C	6/12/2000			6/12/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2012	MEAS+INSPCTD	25	D ERSKINE
6/26/2011	PERMIT VISIT	618	G BOURGAULT
7/22/2010	PERMIT VISIT	25	D ERSKINE
6/7/2007	PERMIT VISIT	100	
7/24/2006	PERMIT VISIT	100	
6/12/2000	MEAS+INSPCTD	611	
6/29/1999	MEAS+INSPCTD	600	
6/24/1998	MEAS+INSPCTD	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.18155 Total SF/SM: 138588.31 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 5 Total: 826,430 Spl Credit Total: 826,500

