



PROPERTY LOCATION

No	Alt No	Direction/Street/City
		BEAVER POND RD, LINCOLN
OWNERSHIP		
Unit#: _____		
Owner 1: KUMLER TR KIPTON C		
Owner 2: _____		
Owner 3: 28 BEAVER POND REALTY TRUST		
Street 1: PO BOX 501		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____ Own Occ: _____
Postal:	01773-0501	Type: _____

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	163,400		0.000		163,400	
Total Card 163,400 0.000 163,400						Entered Lot Size
Total Parcel 1,007,500 5,200 8.160 1,086,600 2,099,300						Total Land:
Source: Market Adj Cost Total Value per SQ unit /Card: 189.12 /Parcel: 278.76						Land Unit Type:

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

PRINT

Date	Time
09/30/21	20:48:29

LAST REV

Date	Time
02/02/12	16:01:05

brennanp
2000

USER DEFINED

Prior Id # 1:	7380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains 8.16 ACRES of land mainly classified as 018 with a(n) GARAGE Building Built about 1997, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 1 Rooms, and 0 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R6																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	018 018	Prime NB Desc:	RES CAT 6	Total:		Spl Credit:		Total:	
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EXTERIOR INFORMATION

Table with exterior details: Type: 30 - GARAGE, Sty Ht: 1T - 1T, (Liv) Units: 0, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 2 - HIP, Roof Cover: 6 - WOODSHINGL, Color: , View / Desir: .

BATH FEATURES

Table with bath details: Full Bath: 0, Rating: NONE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: , Rating: .

COMMENTS

commercial winecellar att to barn/office.

RESIDENTIAL GRID

Table with residential grid details: 1st Res Grid, Desc: Line 1, # Units: 1, Level: FY LR DR D K FR RR BR FB HB L O, Other: , Upper: , Lvl 2: , Lvl 1: , Lower: , Totals: RMs: 1, BRs: 0, Baths: 0, HB: .

OTHER FEATURES

Table with other features: Kits: 0, Rating: NONE, A Kits: , Rating: , Frpl: , Rating: , WSFlue: , Rating: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name: .

GENERAL INFORMATION

Table with general info: Grade: A - VERY GOOD, Year Blt: 1997, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: , Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 1 - PLYWOOD, Sec Floors: , Bsmnt Flr: .

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 13.%, Functional: , Economic: , Special: , Override: , Total: 13.2%.

REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 1, 0.

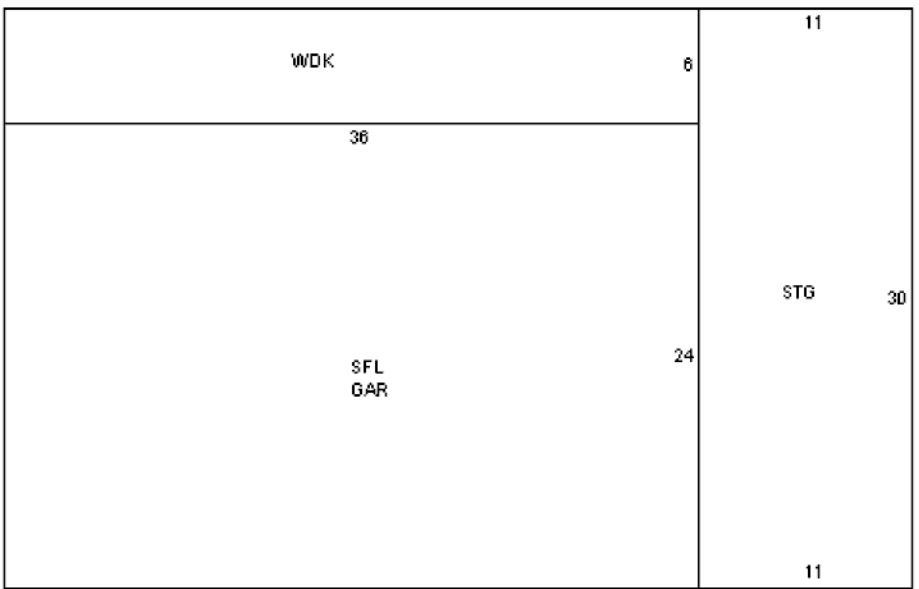
CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 46.00, Size Adj.: 1.44444442, Const Adj.: 0.96010602, Adj \$ / SQ: 63.794, Other Features: -1540, Grade Factor: 2.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 188270, Depreciation: 24852, Depreciated Total: 163418.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total: 163400, Val/Su SzAd: 189.12.

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 2,274, Total: 95,675, Size Ad: 864, Gross Area: 2274, FinArea: 864.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

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

PARCEL ID

152 13 0

IMAGE



AssessPro Patriot Properties, Inc