



PROPERTY LOCATION

No	Alt No	Direction/Street/City
30		BEAVER POND RD, LINCOLN
Unit #:		
Owner 1: PETTICOAT PASTURES REALTY TR		
Owner 2: SMART TR STEPHANIE		
Owner 3: PALDINO TR CAROYLN A		
Street 1: PO BOX 6352		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	857,800	3,900	9.797	1,193,600	2,055,300
Total Card 857,800 3,900 9.797 1,193,600 2,055,300					
Total Parcel 881,300 20,200 9.797 1,193,600 2,095,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 481.37		/Parcel: 490.69	

Legal Description
Parcel includes former 73-8-2 (Spring Hill Lane) as shown on plan dated May 23, 1980 and recorded in Bk 14088, Page 246.
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
07/05/11

PREVIOUS OWNER

Owner 1: DAUTREMONT, JR CHESTER C -
Owner 2: 30 BEAVER POND ROAD REALTY TR -
Street 1: 6540 E MIRAMAR DR
Twn/City: TUCSON
St/Prov: AZ
Postal: 85715

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	857,000	20200	9.797	1,238,400	2,115,600	2,115,600	Year End Roll	10/15/2020
2020	101	FV	882,700	20200	9.797	1,238,400	2,141,300	2,141,300	Year End Roll	9/26/2019
2019	101	FV	871,500	3900	9.797	1,275,200	2,150,600	2,150,600	Create Final value 2019	6/4/2019
2018	101	FV	871,500	3900	9.797	1,275,200	2,150,600	2,150,600	Year End Roll	9/28/2017
2017	101	FV	780,900	3900	9.797	1,275,200	2,060,000	2,060,000	Year End Roll	9/29/2016
2016	101	FV	755,500	3900	9.797	1,241,600	2,001,000	2,001,000	Year End Roll	1/14/2016
2015	101	FV	736,300	3900	9.797	1,222,400	1,962,600	1,962,600	Year End	10/2/2014
2014	101	FV	685,200	3900	9.797	1,206,400	1,895,500	1,895,500	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DAUTREMONT, JR	51255-273		6/2/2008		2,400,000	No	No	
DAUTREMONT HUGH	47969-154		8/11/2006	FAMILY	100	No	No	
DAUTREMONT HUGH	47969-135		8/11/2006	FAMILY	100	No	No	
DAUTREMONT CHES	47969-133		8/11/2006	FAMILY	100	No	No	
DAUTREMONT RUTH	47969-131		8/11/2006	FAMILY	100	No	No	
DAUTREMONT CHES	47969-129		8/11/2006	FAMILY	100	No	No	
D'AUTREMONT, CH	26326-371		5/17/1996	CONVENIENC	1	No	No	1/2 INTEREST INTO TR
D/AUTREMONT RUT	26326-357		5/17/1996	CONVENIENC	1	No	No	1/2 INTEREST INTO TR

NARRATIVE DESCRIPTION
 This Parcel contains 9.797 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1981, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/23/2020	R-20-0099	POOL	5,000	O	7/14/2020			Install temporary
6/16/2020	R-20-0093	ROOF	72,000	C	1/19/2021			Strip & re-roof wi
7/31/2018	7154	BARN	150,000	C	4/19/2019			Construct a horse
1/23/2013	5307	SOLAR PA	55,000	C				install of roof mo
7/29/2010	4539	RENOVATI	50,000	C	7/5/2011			reno master bath a
11/10/2008	4090	RENOVATI	15,000	C	5/26/2009			box in work for a/
5/5/1993	230	ADDITION	40,000	C	12/16/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/10/2019	PERMIT VISIT	622	K Cuoco
11/8/2018	PERMIT VISIT	622	K Cuoco
7/5/2011	MEAS/EXT INS	25	D ERSKINE
5/26/2009	PERMIT VISIT	25	D ERSKINE
1/27/2009	MEAS+INSPCTD	100	
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
12/16/1993	PERMIT VISIT	600	

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 Infru	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	13.44	1.000	R7									1,075,200						1,075,200	
101	ONE FAM		2.943		ACRES	EXCESS ACRE		0	30,000.	1.000	R7									88,290						88,300	
101	ONE FAM		5.017		ACRES	UNDEV	0.2	0	30,000.	0.200	R7									30,102						30,100	Wetland

Total AC/HA: 9.79655	Total SF/SM: 426737.72	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 7	Total: 1,193,592	Spl Credit	Total: 1,193,600
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