



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	SHEPARD RAY A
Owner 2:	SHEPARD KATHLEEN C
Owner 3:	
Street 1:	37 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ELLIOTT SCOTT M -
Owner 2:	WILLIAMS AVA C -
Street 1:	PO BOX 1086
Twn/City:	KAMUELA
St/Prov:	HI Cntry
Postal:	96743

**NARRATIVE DESCRIPTION**

This Parcel contains 1.39 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1949, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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		60548		SQUARE FE	PRIME SITE		0	8.56	1.225	R4									634,847						634,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	377,400		1.390	634,800	1,012,200
Total Card		377,400	1.390	634,800	1,012,200
Total Parcel		377,400	1.390	634,800	1,012,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 335.14		/Parcel: 335.14	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	366,500	0	1.39	593,300	959,800	959,800	Year End Roll	10/15/2020
2020	101	FV	360,500	0	1.39	615,600	976,100	976,100	Year End Roll	9/26/2019
2019	101	FV	354,700	0	1.39	599,200	953,900	953,900	Create Final value 2019	6/4/2019
2018	101	FV	354,700	0	1.39	599,200	953,900	953,900	Year End Roll	9/28/2017
2017	101	FV	348,800	0	1.39	593,300	942,100	942,100	Year End Roll	9/29/2016
2016	101	FV	345,800	0	1.39	576,300	922,100	922,100	Year End Roll	1/14/2016
2015	101	FV	337,000	0	1.39	533,200	870,200	870,200	Year End	10/2/2014
2014	101	FV	313,300	0	1.39	496,900	810,200	810,200	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELLIOTT SCOTT M	55313-283		9/3/2010		875,000	No	No			
CHEEVER, DANIEL	25542-451		8/3/1995		540,000	No	No			
TAYLOR, LEX H.	21026-249		2/28/1991		315,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/23/2010	4613	RENOVATI	200,000	C	5/29/2012			inter reno;new ext
10/6/2010	4575	DEMOLITI	5,000	C	6/16/2011			demo part of exist
9/10/2004	3031	RENOVATI	15,000	C	5/28/2005			bath & closet, new
9/9/2004	3029	ROOF		C	6/10/2005			
2/10/1994	425	RENOVATI	10,000	C	8/23/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/29/2012	PERMIT VISIT	25	D ERSKINE
10/6/2011	MEAS/EXT INS	25	D ERSKINE
6/16/2011	PERMIT VISIT	618	G BOURGAULT
5/28/2005	MEAS+INSPECTD	615	
1/12/2002	M&L COMPLETE	613	
6/1/1996	MEAS+INSPECTD	606	
12/11/1995	MEAS/EXT INS	606	
9/21/1995	INFO BY PHON	606	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.38999	Total SF/SM:	60547.96	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	634,847	SpI Credit		Total:	634,800
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**EXTERIOR INFORMATION**

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 2 - CONC BLOCK, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: %, Roof Struct: 7 - SHED, Roof Cover: 11 - MEMBRANE, Color: , View / Desir:

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**GENERAL INFORMATION**

Table with general info: Grade: B- - GOOD (-), Year Blt: 1949, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , Fact: , Const Mod: , Lump Sum Adj:

**COMMENTS**

Large empty table area for comments.

**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: 7, BRs: 3, Baths: 3, HB

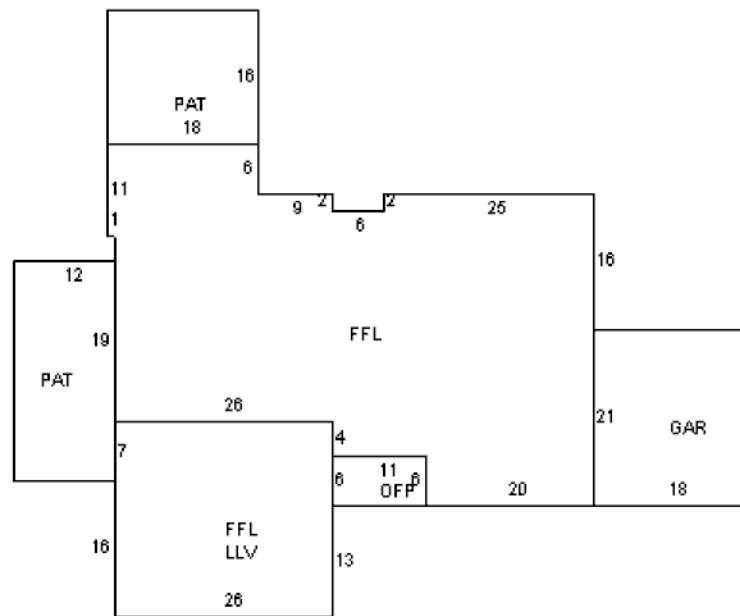
**REMODELING**

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

**RES BREAKDOWN**

Table for res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 7, 3, 1

**SKETCH**



**INTERIOR INFORMATION**

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 11 - MASONRY, 50%, 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: 50, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

**DEPRECIATION**

Table with depreciation: Phys Cond: GD - Good, 24%, Functional: %, Economic: %, Special: %, Override: , Total: 24%

**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ: 104.00, Size Adj.: 0.99174052, Const Adj.: 0.98475307, Adj \$ / SQ: 101.568, Other Features: 71529, Grade Factor: 1.20, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 496544, Depreciation: 119171, Depreciated Total: 377373

**COMPARABLE SALES**

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 884413.4387, Juris. Factor, Before Depr: 121.88, Special Features: 0, Val/Su Net: 91.51, Final Total: 377400, Val/Su SzAd: 152.05

**SPEC FEATURES/YARD ITEMS**

Large table for specifying features and yard items with columns: 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

Summary row: More: N, Total Yard Items: , Total Special Features: , Total:

**SUB AREA**

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 4,124, Total: 342,258

**SUB AREA DETAIL**

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

**IMAGE**

**AssessPro** Patriot Properties, Inc

