



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MEADORS JAMES M
Owner 2:	MEADORS ELLEN B
Owner 3:	
Street 1:	72 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1975, Having Primarily TEX 111 Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		41382		SQUARE FE	PRIME SITE		0	8.56	1.653	R4									585,629						585,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	296,700		0.950	585,600	882,300
Total Card	296,700		0.950	585,600	882,300
Total Parcel	296,700		0.950	585,600	882,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		380.96	/Parcel: 380.96

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
05/04/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	279,400	0	.95	547,300	826,700	826,700	Year End Roll	10/15/2020
2020	101	FV	274,900	0	.95	567,800	842,700	842,700	Year End Roll	9/26/2019
2019	101	FV	272,600	0	.95	552,800	825,400	825,400	Create Final value 2019	6/4/2019
2018	101	FV	272,600	0	.95	552,800	825,400	825,400	Year End Roll	9/28/2017
2017	101	FV	267,000	0	.95	547,300	814,300	814,300	Year End Roll	9/29/2016
2016	101	FV	264,700	0	.95	531,600	796,300	796,300	Year End Roll	1/14/2016
2015	101	FV	257,900	0	.95	491,900	749,800	749,800	Year End	10/2/2014
2014	101	FV	239,800	0	.95	458,400	698,200	698,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MARIER, BRUCE E	25483-408		7/13/1995		473,000	No	No			
MURPHY, CYRUS W	13450-528		5/30/1978		35,000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/17/2011	4762	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS+INSPCTD	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
12/11/1995	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	19 - TEX 111
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1975 Eff Yr Blt:		
Alt LUC:		Alt %:	
Jurisdic:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:	%	
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	%	
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	1	
% Heated:	100 % AC:	100
Solar HW:	NO Central Vac:	NO
% Com Wal:	0 % Sprinkled:	0

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

BATH FEATURES

Full Bath:	2 Rating: AVERAGE
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	1 Rating: AVERAGE
A HBth:	Rating:
OthrFix:	1 Rating: AVERAGE

OTHER FEATURES

Kits:	1 Rating: AVERAGE
A Kits:	Rating:
Frpl:	1 Rating: AVERAGE
WSFlue:	Rating:

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	24.%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24.6%

CALC SUMMARY

Basic \$ / SQ:	104.00
Size Adj.:	1.00906730
Const Adj.:	0.96899998
Adj \$ / SQ:	101.690
Other Features:	46811
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	393453
Depreciation:	96790
Depreciated Total:	296664

COMMENTS

RESIDENTIAL GRID

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	RM: 6 BR: 2 Baths: 2 HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

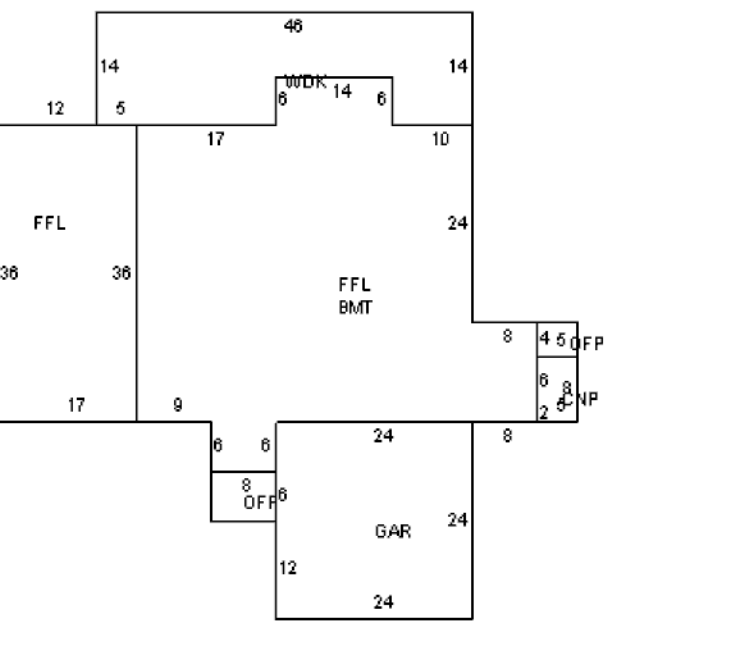
No Unit	RMS	BRS	FL
1	6	2	1
Totals			
1	6	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	781673.4939
Juris. Factor:		Before Depr:	111.86
Special Features:	0	Val/Su Net:	56.36
Final Total:	296700	Val/Su SzAd	128.11

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,316	101.690	235,513	
BMT	BASEMENT	1,704	25.420	43,320	
GAR	GARAGE	576	36.000	20,736	
WDK	WOOD DECK	560	16.790	9,405	
OFP	OPEN PORCH	68	15.000	1,020	
CNP	CANOPY	40	22.000	880	
Net Sketched Area:		5,264	Total:	310,874	
Size Ad	2316	Gross Area	5264	FinArea	2316

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE AssessPro Patriot Properties, Inc

