



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WOODLAND WAY HOMEOWNERS
Owner 2:	
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	
St/Prov:	MA Cntry Own Occ:
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .27 ACRES of land mainly classified as PRIVATE WAY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z				U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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
997	PRIVATE WA		0.27		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									8,100						8,100	Private ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
997			0.270	8,100	8,100	private ROW taxed to Woodland Way homeowners, 152-19
Total Card			0.270	8,100	8,100	Entered Lot Size
Total Parcel			0.270	8,100	8,100	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	997	FV		0	.27	8,100	8,100	8,100	Year End Roll	10/15/2020
2020	997	FV		0	.27	8,100	8,100	8,100	Year End Roll	9/26/2019
2019	997	FV		0	.27	8,100	8,100	8,100	Create Final value 2019	6/4/2019
2018	997	FV		0	.27	8,100	8,100	8,100	Year End Roll	9/28/2017
2017	997	FV		0	.27	8,100	8,100	8,100	Year End Roll	9/29/2016
2016	997	FV		0	.27	8,100	8,100	8,100	Year End Roll	1/14/2016
2015	997	FV		0	.27	8,100	8,100	8,100	Year End	10/2/2014
2014	997	FV		0	.27	8,100	8,100	8,100	Year End Roll	1/23/2014

SALES INFORMATION

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

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

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

User Acct
GIS Ref
GIS Ref
Insp Date

PRINT	Date	Time
	09/30/21	22:52:31
LAST REV	Date	Time
	08/07/20	15:31:39
meadorse		
2872		

USER DEFINED

Prior Id # 1:	74 20 2
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:	

EXTERIOR INFORMATION

Type: Sty Ht: (Liv) Units: Total: 0 Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View / Desir:

BATH FEATURES

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

COMMENTS

Empty box for comments.

SKETCH

OTHER FEATURES

Kits: Rating: A Kits: Rating: Frpl: Rating: WSFlue: Rating:

GENERAL INFORMATION

Grade: Year Blt: Eff Yr Blt: Alt LUC: Alt %: Jurisdct: Fact: Const Mod: Lump Sum Adj:

CONDO INFORMATION

Location: Total Units: Floor: % Own: Name:

RESIDENTIAL GRID

Table with columns: 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O. Includes Totals row for RMs, BRs, Baths, HB.

INTERIOR INFORMATION

Avg Ht/FL: Prim Int Wal: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: % AC: Solar HW: Central Vac: % Com Wal: % Sprinkled

DEPRECIATION

Phys Cond: 0.0% Functional: % Economic: % Special: % Override: % Total: 0%

REMODELING

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

RES BREAKDOWN

Table with columns: No Unit, RMS, BRS, FL. Includes Totals row.

Calc Summary: Basic \$ / SQ: Size Adj.: 1.00000000 Const Adj.: 1.00000000 Adj \$ / SQ: Other Features: 0 Grade Factor: Neighborhood Inf: 1.00000000 LUC Factor: 1.00 Adj Total: 0 Depreciation: 0 Depreciated Total: 0

CALC SUMMARY

COMPARABLE SALES

Table with columns: Rate, Parcel ID, Typ, Date, Sale Price. Includes summary rows for WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Before Depr, Special Features, Val/Su Net, Final Total.

SUB AREA

Table with columns: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes Net Sketched Area and Size Ad summary.

SUB AREA DETAIL

Empty table with columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table 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.

PARCEL ID

152 20 0

IMAGE

AssessPro Patriot Properties, Inc

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