

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ASTRID'S HILLSIDE ACRE LLC
Owner 2:	
Owner 3:	
Street 1:	30 BEAVER POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ASTRID'S HILLSIDE ACRE REAL TR -
Owner 2:	SMART TR - STEPANIE L
Street 1:	PO BOX 6352
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .73 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 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

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		31798		SQUARE FE	PRIME SITE		0	9.25	2.061	R4									606,240						606,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	398,500	7,000	0.730	606,200	1,011,700	1391
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 455.31						/Parcel: 455.31

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	348,600	7000	.73	561,000	916,600	916,600	Year End Roll	10/19/2021
2021	101	FV	344,800	7000	.73	524,300	876,100	876,100	Year End Roll	10/15/2020
2020	101	FV	310,500	7000	.73	544,000	861,500	861,500	Year End Roll	9/26/2019
2019	101	FV	300,100	7000	.73	529,600	836,700	836,700	Create Final value 2019	6/4/2019
2018	101	FV	300,100	7000	.73	529,600	836,700	836,700	Year End Roll	9/28/2017
2017	101	FV	294,900	7000	.73	524,300	826,200	826,200	Year End Roll	9/29/2016
2016	101	FV	294,900	7000	.73	509,200	811,100	811,100	Year End Roll	1/14/2016
2015	101	FV	284,400	7000	.73	471,200	762,600	762,600	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ASTRID'S HILLSID	78867-436		10/7/2021	CONVENIENC		1	No	No		
GLYNN,ASTRID C	78347-348		7/28/2021	DIVORCE/ESTA	1,425,000	No	No			
HALL JEFFREY M,	33802-283		10/10/2001		877,000	No	No			
ASSOC. RELOCATI	25943-542		1/2/1996		450,000	No	No			
WILSON, DOUGLAS	25943-540		1/2/1996	SUBSEQUENT S	450,000	No	No			
CIBEL STANLEY E	22090-281		6/2/1992		270,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/20/1998	1427	RENO-ADD	175,000	C	6/29/1998			6/29/98 30%
9/23/1996	1049-96	MANUAL		C	6/5/1997			FIREPL

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
10/6/2011	MEAS/EXT INS	25	D ERSKINE
12/14/2006	MEAS+INSPCTD	100	
4/4/2002	MEAS+INSPCTD	600	
10/13/2001	M&L EXTERIOR	613	
3/20/1999	MEAS+INSPCTD	602	
6/29/1998	MEAS+INSPCTD	600	
9/19/1995	MEAS/EXT INS	606	
6/28/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	5 - CAPE
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

**BATH FEATURES**

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

**COMMENTS**

INSTALL NEW SEPTIC 1998 4BED.

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**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:	8	BR:	4	Bath:	2	HB:	1				

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1998

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:			
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:	12 - CONCRETE		
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

**DEPRECIATION**

Phys Cond:	VG - Very Good	17.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		17.5%

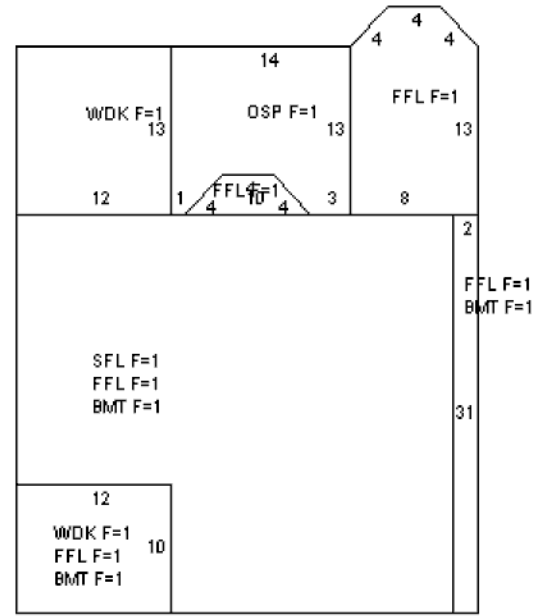
**CALC SUMMARY**

Basic \$ / SQ:	124.00
Size Adj.:	1.02002704
Const Adj.:	0.98960400
Adj \$ / SQ:	125.168
Other Features:	80528
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	483065
Depreciation:	84536
Depreciated Total:	398529

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
				851140.4669
Juris. Factor:		Before Depr:		150.20
Special Features:	0	Val/Su Net:		105.56
Final Total:	398500	Val/Su SzAd:		179.34

**SKETCH**



**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
3	GARAGE		D	Y	1484		A	AV	1940	36.00	T	60	101		7,000			7,000

**PARCEL ID**

152 12 0
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**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,288	125.170	161,217
BMT	BASEMENT	1,116	31.290	34,922
SFL	2ND FLOOR	934	125.170	116,907
WDK	WOOD DECK	276	19.410	5,358
OSP	SCRN PORCH	161	22.500	3,623
Net Sketched Area:		3,775	Total:	322,026
Size Ad	2222 Gross Area		3775 FinArea	2222

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**

AssessPro Patriot Properties, Inc

