



PROPERTY LOCATION

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

OWNERSHIP

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:

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 Cntry
Postal:	85715

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

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	14.25	1.000	R7									1,140,000						1,140,000	
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,011,600	3,900	9.797	1,258,400	2,273,900
Total Card		1,011,600	3,900	9.797	1,258,400
Total Parcel		1,035,100	19,100	9.797	1,258,400
Source: Market Adj Cost		Total Value per SQ unit /Card:		532.57	/Parcel: 541.63

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
12/03/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	881,300	20200	9.797	1,193,600	2,095,100	2,095,100	Year End Roll	10/19/2021
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

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	
D/AUTREMONT RUT	26326-357		5/17/1996	CONVENIENC	1	No	No	

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
12/3/2021	INSPECTED	5	TB
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	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A - VERY GOOD
Year Blt:	1981
Alt LUC:	
Jurisdicit:	
Const Mod:	
Lump Sum Adj:	

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

COMMENTS

5/96 DEEDS INTO SEPERATE TRUSTS.

RESIDENTIAL GRID

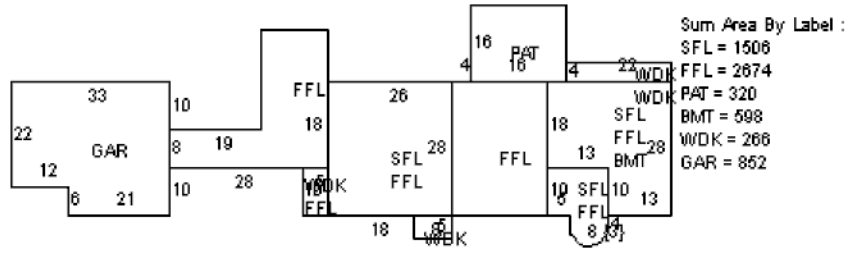
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	S:	8	BR	S:	4	Bath	S:	3	HB	S:	1

REMODELING

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

RES BREAKDOWN

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

SKETCH**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	6 - CERAMIC TL
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100
% AC:	100
Solar HW:	NO
Central Vac:	NO
% Com Wal:	0
% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	14.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.4%

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	0.89354068
Const Adj.:	0.96899998
Adj \$ / SQ:	109.096
Other Features:	75744
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1181779
Depreciation:	170176
Depreciated Total:	1011603

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1209900.000
Juris. Factor:		Before depr:		218.19
Special Features:	0	Val/Su Net:		162.74
Final Total:	1011600	Val/Su SzAd:		242.01

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,674	109.100	291,723
SFL	2ND FLOOR	1,506	109.100	164,299
GAR	GARAGE	852	36.000	30,672
BMT	BASEMENT	598	31.370	18,756
PAT	PATIO	320	14.000	4,480
WDK	WOOD DECK	266	19.610	5,216
Net Sketched Area:		6,216	Total:	515,146
Size Ad	4180	Gross Area	6216	FinArea 4270

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	A	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
27	TENNIS C	D	Y	1	100x55	F	PR	1975	3.68	T	85	101			3,000			3,000
2	SHED/FR	D	Y	1	9X50	F	PR	1910	13.50	T	85	101			900			900

More:	N
Total Yard Items:	19,100
Total Special Features:	
Total:	19,100

IMAGE*AssessPro* Patriot Properties, Inc