



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

**NARRATIVE DESCRIPTION**

This Parcel contains 9.797 ACRES of land mainly classified as ONE FAM with a(n) N/A Building Built about , Having Primarily N/A Exterior and N/A Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 0 Rooms, and 0 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:						
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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R7																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	23,500	15,200	0.000		38,700
Total Card		23,500	15,200	0.000	38,700
Total Parcel		1,035,100	19,100	9.797	1,258,400
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

**SALES INFORMATION**

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

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 7	Total:	SpI Credit	Total:
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**EXTERIOR INFORMATION**

Type:	
Sty Ht:	
(Liv) Units:	Total: 1
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

**GENERAL INFORMATION**

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

**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:	NO Central Vac:	NO
% Com Wal:	% Sprinkled:	

**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
37	STABLE	D	Y	1	864	A	AV	2018	16.00	T	6	101			13,000			13,000
40	LEAN-TO	D	Y	1	288	A	AV	2018	6.00	T	25	101			1,300			1,300
40	LEAN-TO	D	Y	1	192	A	AV	2018	6.00	T	25	101			900			900

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

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

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

**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: 23520	
Depreciation: 0	
Depreciated Total: 23520	

**COMMENTS**

5/96 DEEDS INTO SEPERATE TRUSTS. .

**RESIDENTIAL GRID**

1st Res Grid	Desc:													# Units
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O		
Other														
Upper														
Lvl 2														
Lvl 1														
Lower														
Totals														
	RMs:			BRs:				Baths:						

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
Totals			

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:		Before Depr:	0.00	
Special Features: 0		Val/Su Net:	17.49	
Final Total: 23500		Val/Su SzAd		

**SKETCH**

CNP			
24		STG	24
			CNP
12		36	8

Sum Area By Label :  
STG = 364  
CNP = 480

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
STG	STORAGE	864	15.000	12,960	
CNP	CANOPY	480	22.000	10,560	
Net Sketched Area:	1,344	Total:		23,520	
Size Ad		Gross Area	1344	FinArea	0

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**



**AssessPro** Patriot Properties, Inc

**PARCEL ID**

152 14 0

Appr Value	JCod	JFact	Juris. Value
13,000			13,000
1,300			1,300
900			900

Total: 19,100