



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MANDELKORN RICHARD S
Owner 2:	WELSH SUSAN L
Owner 3:	
Street 1:	65 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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		65340		SQUARE FE	PRIME SITE		0	9.25	1.157	R4									699,319						699,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	571,400	4,100	1.500	699,300	1,274,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 280.40						/Parcel: 280.40	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	498,200	5600	1.5	647,200	1,151,000	1,151,000	Year End Roll	10/19/2021
2021	101	FV	491,800	5600	1.5	604,800	1,102,200	1,102,200	Year End Roll	10/15/2020
2020	101	FV	441,100	5600	1.5	627,500	1,074,200	1,074,200	Year End Roll	9/26/2019
2019	101	FV	425,900	5600	1.5	610,900	1,042,400	1,042,400	Create Final value 2019	6/4/2019
2018	101	FV	425,900	5600	1.5	610,900	1,042,400	1,042,400	Year End Roll	9/28/2017
2017	101	FV	418,200	5600	1.5	604,800	1,028,600	1,028,600	Year End Roll	9/29/2016
2016	101	FV	418,200	5600	1.5	587,400	1,011,200	1,011,200	Year End Roll	1/14/2016
2015	101	FV	402,700	5600	1.5	543,600	951,900	951,900	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHNSON STEPHEN	25458-267		6/30/1995		611,000	No	No			
FISHER, MADGE K	24839-238		9/7/1994		449,000	No	No			
	8780-416		8/19/1956		27,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/3/2021	R-21-0254	WEATHERI	3,000	C	2/14/2022			Weatherization/air
8/21/2017	6826	WINDOWS	4,918	C				Replace a window -
9/16/2013	5548	RENOVATI	70,000	C	5/8/2014			
11/13/1997	1303	RENOVATI	5,000	C	6/29/1998			6/29/98 100%
9/15/1997	1275	RENO-GAR	50,000	C	6/29/1998			6/29/98 100%
10/25/1994	601-94	RENOVATI	12,000	C	8/23/1995			
9/28/1994	579-94	RENOVATI	9,000	C	8/23/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
5/8/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2008	MEAS+INSPCTD	25	D ERSKINE
10/13/2001	M&L EXTERIOR	613	
6/29/1998	MEAS/EXT INS	600	
9/22/1995	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	
7/17/1995	MEAS/EXT INS	600	
12/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	5	-	CAPE
Sty Ht:	1T	-	1T
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	2	-	CLAPBOARD
Sec Wall:			
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

**GENERAL INFORMATION**

Grade:	B-	-	GOOD (-)
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2	-	PLASTER
Sec Int Wall:			
Partition:	T	-	TYPICAL
Prim Floors:	3	-	HARDWOOD
Sec Floors:			
Bsmnt Flr:			

Bsmnt Gar:	1		
Electric:	3	-	TYPICAL
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	1	-	OIL
Heat Type:	3	-	FORCED H/W
# Heat Sys:	1		
% Heated:	100	% AC:	0
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
11	POOL I-V	D	Y	1	648	A	AV	1980	18.00	T	70	101			3,500			3,500
2	SHED/FR	D	Y	1	12x7	A	AV	2005	15.00	T	50	101			600			600

More: N	Total Yard Items: 4,100	Total Special Features: 0	Total: 4,100
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**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:	2	Rating:	AVERAGE

**CONDO INFORMATION**

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

**COMMENTS****RESIDENTIAL GRID**

1st Res Grid	Desc:	Line	# 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:	10	BR	S:	4	Bath	S:	3	HB	S:	1

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

**CALC SUMMARY**

Basic \$ / SQ:	124.00
Size Adj.:	0.92201835
Const Adj.:	1.01999998
Adj \$ / SQ:	116.617
Other Features:	92000
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	756791
Depreciation:	185414
Depreciated Total:	571378

**COMPARABLE SALES**

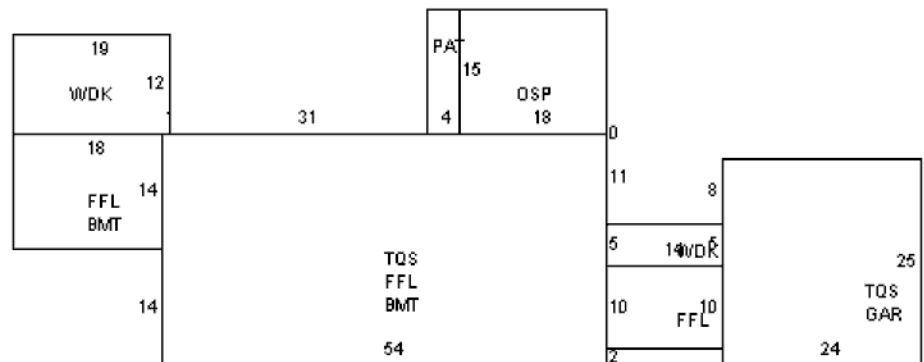
Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	995362.6283
Juris. Factor:		Before Depr:	139.94		
Special Features:	0	Val/Su Net:	88.18		
Final Total:	571400	Val/Su SzAd	163.82		

**PARCEL ID**

163 3 0
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**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,904	116.620	222,039	
BMT	BASEMENT	1,764	55.390	97,713	
TQS	3/4 STORY	1,584	116.620	184,721	
GAR	GARAGE	600	36.000	21,600	
WDK	WOOD DECK	298	19.030	5,672	
OSP	SCRN PORCH	270	22.500	6,075	
PAT	PATIO	60	14.000	840	
Net Sketched Area:		6,480	Total:	538,660	
Size Ad	3488	Gross Area	7008	Fin Area	4546

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	60	A	0

**IMAGE***AssessPro* Patriot Properties, Inc