



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HUEBER JOHN W
Owner 2:	GNAGEY MARCIA G
Owner 3:	
Street 1:	47 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	FLEET NATIONAL BANK -
Owner 2:	-
Street 1:	PO BOX 55851
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02205 5851

**NARRATIVE DESCRIPTION**

This Parcel contains 3.7 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		1.863		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									55,890						55,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	1,009,700	1,900	3.700	895,900	1,907,500	3084
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 368.37						/Parcel: 368.37

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	920,700	2400	3.7	823,900	1,747,000	1,747,000	Year End Roll	10/19/2021
2021	101	FV	890,700	2400	3.7	855,900	1,749,000	1,749,000	Year End Roll	10/15/2020
2020	101	FV	883,500	2400	3.7	855,900	1,741,800	1,741,800	Year End Roll	9/26/2019
2019	101	FV	864,700	2400	3.7	852,700	1,719,800	1,719,800	Create Final value 2019	6/4/2019
2018	101	FV	864,700	2400	3.7	852,700	1,719,800	1,719,800	Year End Roll	9/28/2017
2017	101	FV	805,200	2400	3.7	852,700	1,660,300	1,660,300	Year End Roll	9/29/2016
2016	101	FV	782,000	2400	3.7	800,700	1,585,100	1,585,100	Year End Roll	1/14/2016
2015	101	FV	775,000	2400	3.7	745,500	1,522,900	1,522,900	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLEET NATIONAL	43772-281		9/24/2004	FORECLOSURE	1,215,000	No	No			
CHURCH ROBERT T	30391-413		5/10/1999	CONVENIENC		1	No	No		
	7295-400		6/19/1948		1,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/21/2006	3571	RENOVATI	91,000	C	6/8/2007			remodel kit,fin ro
4/18/2005	3159	RENO-ADD	487,000	C	6/13/2006			renobaths,stairwel
12/20/2004	3105	RENOVATI	41,500	C	6/8/2007			baywd,remod2nd&3rd

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/3/2021	INSPECTED	5	TB
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2007	MEAS/EXT INS	100	
6/13/2006	MEAS+INSPCTD	615	
5/28/2005	MEAS+INSPCTD	615	
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2A	- 2A
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:	1	- WOOD SHI 20%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

### GENERAL INFORMATION

Grade:	A-	- V GOOD-
Year Blt:	1950	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		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:		
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: 100
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
50	GAZEBO	D	Y	1	10X10	A	AV	2006	25.00	T	24	101			1,900		1,900

More:	N	Total Yard Items:	1,900	Total Special Features:		Total:	1,900
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### BATH FEATURES

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

### OTHER FEATURES

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

### CONDO INFORMATION

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

### DEPRECIATION

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

### CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.87290043
Const Adj.:	1.01999998
Adj \$ / SQ:	105.062
Other Features:	96562
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1223933
Depreciation:	214188
Depreciated Total:	1009745

### COMMENTS

### 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	RMs: 11 BRs: 5 Baths: 4	HB	1

### REMODELING

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

### RES BREAKDOWN

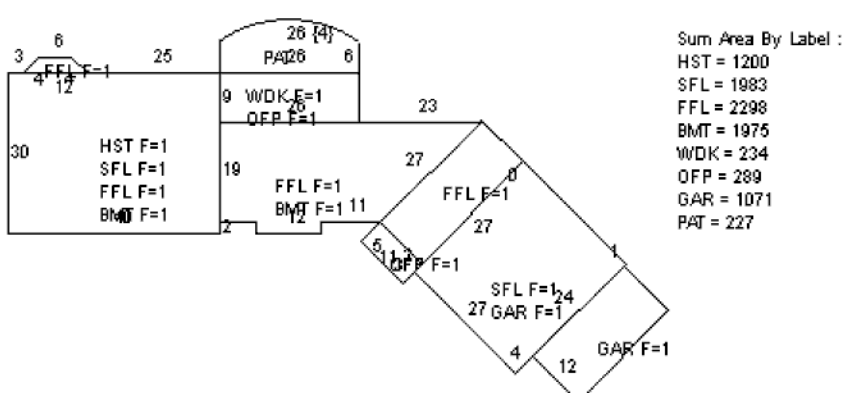
No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	1115300.000
Juris. Factor:		Before Depr:		178.61	
Special Features:	0	Val/Su Net:		116.35	
Final Total:	1009700	Val/Su SzAd		206.82	

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,299	105.060	241,538	
SFL	2ND FLOOR	1,983	105.060	208,339	
BMT	BASEMENT	1,975	30.210	59,656	
GAR	GARAGE	1,071	36.000	38,556	
HST	HALF STORY	600	105.060	63,037	
OFF	OPEN PORCH	289	15.000	4,335	
WDK	WOOD DECK	234	20.340	4,759	
PAT	PATIO	227	14.000	3,178	
Net Sketched Area:		8,678	Total:	623,398	
Size Ad	4882	Gross Area	9278	FinArea	5178

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM		15	A

### IMAGE

AssessPro Patriot Properties, Inc

