



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRAINARD TR PATRICIA W
Owner 2:	LONG TR SHEILA D
Owner 3:	BRAINARD REV TR / LONG REV TR
Street 1:	33 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	BRAINARD - PATRICIA W
Owner 2:	LONG - SHEILA D
Street 1:	33 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		60983.2		SQUARE FE	PRIME SITE		0	9.25	1.218	R4									687,228						687,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	427,100		1.400	687,200	1,114,300
Total Card	427,100		1.400	687,200	1,114,300
Total Parcel	427,100		1.400	687,200	1,114,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:	405.94	/Parcel:	405.94

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	377,200	0	1.4	636,000	1,013,200	1,013,200	Year End Roll	10/19/2021
2021	101	FV	340,900	0	1.4	594,400	935,300	935,300	Year End Roll	10/15/2020
2020	101	FV	303,100	0	1.4	616,600	919,700	919,700	Year End Roll	9/26/2019
2019	101	FV	288,100	0	1.4	600,300	888,400	888,400	Create Final value 2019	6/4/2019
2018	101	FV	288,100	0	1.4	600,300	888,400	888,400	Year End Roll	9/28/2017
2017	101	FV	282,400	0	1.4	594,400	876,800	876,800	Year End Roll	9/29/2016
2016	101	FV	278,200	0	1.4	577,300	855,500	855,500	Year End Roll	1/14/2016
2015	101	FV	267,000	0	1.4	534,200	801,200	801,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAINARD,PATRIC	74822-134		6/5/2020	CONVENIENC	99	No	No			
BRAINARD,PATRIC	61480-449		3/27/2013	FAMILY	1	No	No			
GRINNELL VIRGIN	53600-558		9/29/2009		760,000	No	No			
	7252-415		2/19/1948		20,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/30/2021	SH-21-0005	SHEET MT	8,000	O				Install an air han
5/6/2011	4712	MANUAL		C				air sealing and in
11/2/2009	4322	RENOVATI	20,000	C	3/18/2010			install new kit ca

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2021	INSPECTED	5	TB
5/17/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
6/11/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.39998	Total SF/SM:	60983.13	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	687,228	SpI Credit	Total:	687,200
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### EXTERIOR INFORMATION

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

### GENERAL INFORMATION

Grade:	B	- GOOD	
Year Blt:	1946	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:	4	- CARPET	
Sec Floors:	3	- HARDWOOD	20%
Bsmnt Flr:			
Bsmnt Gar:	2		
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

### 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	

More: N	Total Yard Items:	Total Special Features:	Total:
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### BATH FEATURES

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

### OTHER FEATURES

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

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	AV	- Average	35%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			35%

### CALC SUMMARY

Basic \$ / SQ:	124.00
Size Adj.:	0.97446692
Const Adj.:	1.00399995
Adj \$ / SQ:	121.317
Other Features:	64961
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	657147
Depreciation:	230001
Depreciated Total:	427145

### COMMENTS

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### 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:	7	BR:	4	Baths:	3	HB					

### REMODELING

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

### RES BREAKDOWN

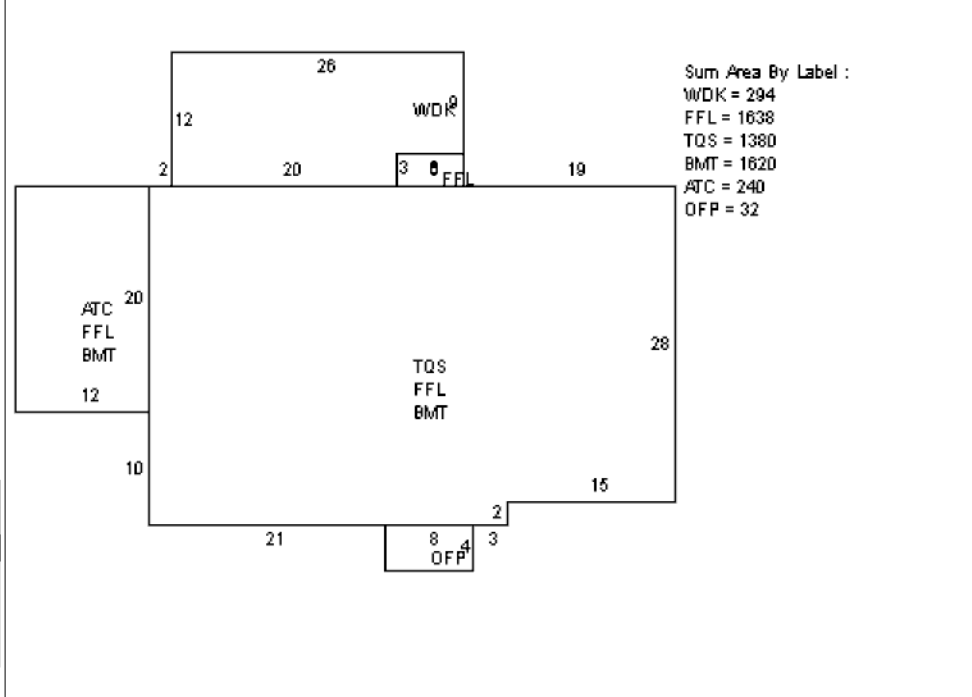
No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:	AvRate:	Ind.Val	482000.0000
Juris. Factor:	Before Depr:	175.91	
Special Features:	0	Val/Su Net:	91.05
Final Total:	427100	Val/Su SzAd:	159.78

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,638	121.320	198,718	
BMT	BASEMENT	1,620	30.330	49,133	
TQS	3/4 STORY	1,035	121.320	125,563	
WDK	WOOD DECK	294	19.100	5,615	
ATC	ATTIC	72	121.320	8,735	
OFF	OPEN PORCH	32	15.000	480	
Net Sketched Area:		4,691	Total:	388,244	
Size Ad	2673	Gross Area	5204	FinArea	2745

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### IMAGE

AssessPro Patriot Properties, Inc



### PARCEL ID

152 16 0