



PROPERTY LOCATION

No	Alt No	Direction/Street/City
52		BEAVER POND RD, LINCOLN
Unit #:		
Owner 1: PAUL CHRISTOPHER F		
Owner 2:		
Owner 3:		
Street 1: 52 BEAVER POND RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	1,104,800		4.440	870,600	1,975,400	1539
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 402.76						/Parcel: 402.76

User Acct
0
GIS Ref
GIS Ref
Insp Date
12/04/21

OWNERSHIP

Owner 1: PAUL CHRISTOPHER F
Owner 2:
Owner 3:
Street 1: 52 BEAVER POND RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	990,900	0	4.44	798,600	1,789,500	1,789,500	Year End Roll	10/19/2021
2021	101	FV	973,800	0	4.44	830,600	1,804,400	1,804,400	Year End Roll	10/15/2020
2020	101	FV	1,011,500	0	4.44	830,600	1,842,100	1,842,100	Year End Roll	9/26/2019
2019	101	FV	992,800	0	4.44	827,400	1,820,200	1,820,200	Create Final value 2019	6/4/2019
2018	101	FV	992,800	0	4.44	827,400	1,820,200	1,820,200	Year End Roll	9/28/2017
2017	101	FV	839,600	0	4.44	827,400	1,667,000	1,667,000	Year End Roll	9/29/2016
2016	101	FV	803,900	0	4.44	775,400	1,579,300	1,579,300	Year End Roll	1/14/2016
2015	101	FV	796,200	0	4.44	720,200	1,516,400	1,516,400	Year End	10/2/2014

PRINT

Date	Time
10/18/22	21:38:59

LAST REV

Date	Time
06/21/22	13:30:17

blakeley
2142

USER DEFINED

Prior Id # 1:	85 19 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PREVIOUS OWNER

Owner 1: BRAUDE STEPHEN E TR -
Owner 2: 52 BEAVER POND ROAD REALTY TRU -
Street 1: 52 BEAVER POND RD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-3309

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAUDE STEPHEN	31638-155		7/14/2000		1,575,000	No	No			
BRAUDE, STEPHEN	21455-25		10/2/1991	CONVENIENC		No	No			

NARRATIVE DESCRIPTION

This Parcel contains 4.44 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1966, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
5/2/2022	R-22-0090	ROOF	22,000	C				Strip & re-roof al
1/27/2022	R-22-0017	DOORS	14,634	C				Replace three pati
9/24/2020	R-20-0158	ROOF	10,150	C				Strip & replace re
12/1/2016	6638	WDK	78,000	C	5/18/2017			Rebuild deck per l
5/4/2010	4441	MANUAL	10,019	C				replace 2 doors

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
10/9/2018	MEAS/EXT INS	622	K Cuoco
3/6/2009	MEAS/EXT INS	25	D ERSKINE
12/8/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
5/1/1991	INSPECTED	601	

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		80000		SQUARE FE	PRIME SITE		0	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		0.623		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									18,690						18,700	
101	ONE FAM		1.98		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									11,880						11,900	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 4.43955	Total SF/SM: 193386.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	870,570	Spl Credit	Total:	870,600
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EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	16	- STONE VE 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

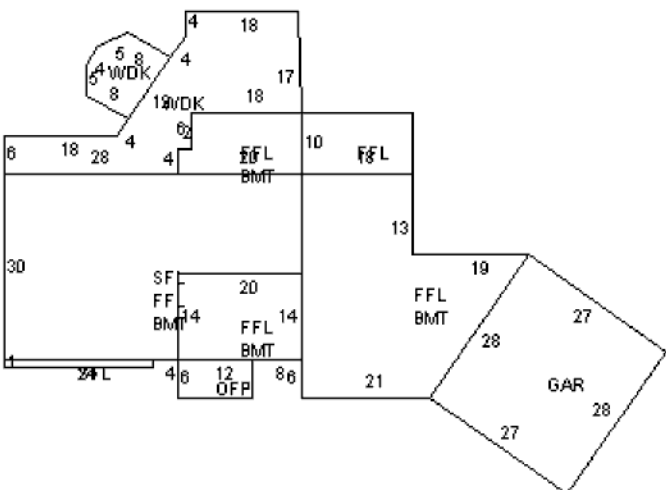
BATH FEATURES

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

COMMENTS

FFL/BMT/GAR ANGLED DECK ANGLED .

SKETCH



Sum Area By Label :
 WDK = 693
 FFL = 2709
 BMT = 2529
 SFL = 1184
 OFP = 72
 GAR = 756

GENERAL INFORMATION

Grade:	A	- VERY GOOD	
Year Blt:	1966	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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:	12	BR:s:	4	Bath:s:	3	HB	2					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	12	4	2
Totals			
1	12	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	
Partition:	E - EXTNSIVE
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: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	VG - Very Good	14%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		14%

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.90412277
Const Adj.:	1.03530002
Adj \$ / SQ:	110.453
Other Features:	61000
Grade Factor:	2.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1284643
Depreciation:	179850
Depreciated Total:	1104793

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1815709.274
Juris. Factor:		Before Depr:	220.91	
Special Features:	0	Val/Su Net:	139.09	
Final Total:	1104800	Val/Su SzAd:	283.79	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,709	110.450	299,216	
BMT	BASEMENT	2,529	44.180	111,734	
SFL	2ND FLOOR	1,184	110.450	130,776	
GAR	GARAGE	756	36.000	27,216	
WDK	WOOD DECK	693	16.310	11,300	
OFP	OPEN PORCH	72	15.000	1,080	
Net Sketched Area:		7,943	Total:	581,322	
Size Ad	3893	Gross Area	7943	FinArea	4905

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	40	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	

PARCEL ID

163 14 0

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	Total Special Features:	Total:
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