

Town Of Lincoln

!2147!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILION HAROLD
Owner 2:	JOHNSON ELIZABETH
Owner 3:	
Street 1:	66 BEAVER POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MICHEL TR - THOMAS
Owner 2:	LEWIS TR - SARA
Street 1:	C/O THOMAS M MICHEL MD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1988, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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		41382		SQUARE FE	PRIME SITE		0	9.25	1.653	R4									632,835						632,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	742,100		0.950	632,800	1,374,900
Total Card	742,100		0.950	632,800	1,374,900
Total Parcel	742,100		0.950	632,800	1,374,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		403.67	/Parcel: 403.67

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	633,300	0	.95	585,600	1,218,900	1,218,900	Year End Roll	10/19/2021
2021	101	FV	551,800	0	.95	547,300	1,099,100	1,099,100	Year End Roll	10/15/2020
2020	101	FV	542,600	0	.95	567,800	1,110,400	1,110,400	Year End Roll	9/26/2019
2019	101	FV	526,500	0	.95	552,800	1,079,300	1,079,300	Create Final value 2019	6/4/2019
2018	101	FV	526,500	0	.95	552,800	1,079,300	1,079,300	Year End Roll	9/28/2017
2017	101	FV	517,500	0	.95	547,300	1,064,800	1,064,800	Year End Roll	9/29/2016
2016	101	FV	505,500	0	.95	531,600	1,037,100	1,037,100	Year End Roll	1/14/2016
2015	101	FV	492,200	0	.95	491,900	984,100	984,100	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MICHEL TR, THOMA	70105-465		10/20/2017		1,075,000	No	No	
Michel, Thomas M	60041-330		9/19/2012	FAMILY	10	No	No	
MOSCH KARL + JO	22534-418		10/26/1992		631,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/16/2018	6951	MANUAL	15,000	C				Amend permit #6934
12/6/2017	6934	RENOVATI	30,000	C				Remodel kitchen, m
8/17/2016	6534	SOLAR PA	55,874	C				Install roof mount
8/4/2015	6189	ROOF	22,230	C				Strip and re-roof
12/5/2002	2624	RENOVATI	8,853	C	6/20/2003			master bath

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
7/22/2021	QUESTIONNAIR	624	W Coelho
2/6/2019	PERMIT VISIT	622	K Cuoco
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/20/2003	MEAS+INSPECTD	615	
1/12/2002	M&L COMPLETE	613	
9/22/1995	MEAS+INSPECTD	606	
6/20/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9 - CONTEMPORARY		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	26 - WOOD		
Sec Wall:	%		
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

**BATH FEATURES**

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

**COMMENTS**


**GENERAL INFORMATION**

Grade:	B - GOOD		
Year Blt:	1988	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

**OTHER FEATURES**

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

**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: 11	BR: 4	Bath: 3	HB: 1

**CONDO INFORMATION**

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

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
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:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	GD - Good	11.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11.9%

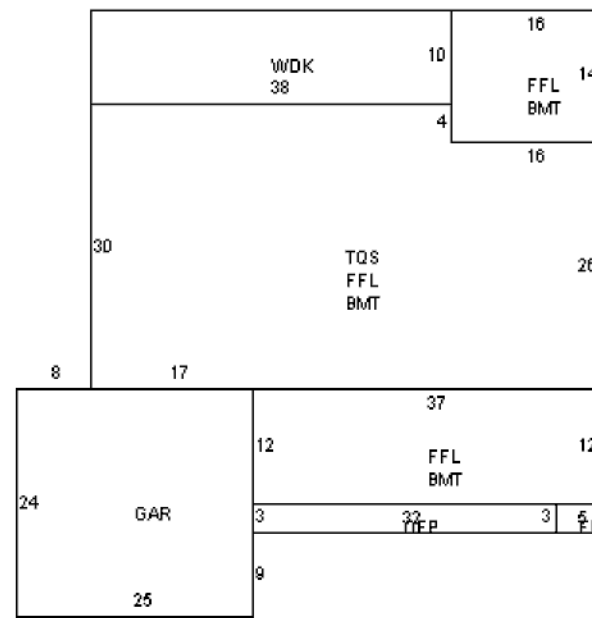
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	11	4	1
Totals			
1	11	4	

**SKETCH**



**CALC SUMMARY**

Basic \$ / SQ:	126.00
Size Adj.:	0.92615974
Const Adj.:	1.01999998
Adj \$ / SQ:	119.030
Other Features:	79442
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	842333
Depreciation:	100238
Depreciated Total:	742095

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**PARCEL INFO**

WtAv\$/SQ:		AvRate:		Ind.Val:	946808.1712
Juris. Factor:		Before Depr:	172.59		
Special Features:	0	Val/Su Net:	110.66		
Final Total:	742100	Val/Su SzAd:	217.88		

**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

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,239	119.030	266,508	
BMT	BASEMENT	2,224	29.760	66,181	
TQS	3/4 STORY	1,167	119.030	138,908	
GAR	GARAGE	600	36.000	21,600	
WDK	WOOD DECK	380	18.000	6,840	
OFF	OPEN PORCH	96	15.000	1,440	
Net Sketched Area:		6,706	Total:	501,477	
Size Ad	3406	Gross Area	7095	FinArea	3406

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**



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