152	15	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 1,298,600
Map	Lot	Sublot	Building	Unit	CARD	!1987!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLIAMS JR BENJAMIN J			
Owner 2:	WILLIAMS ELIZABETH			
Owner 3:				
Street 1:	32 BEAVER POND RD			
Street 2:				
Twn/City:	LINCOLN			
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-3309		Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1941, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	660,400	2,000	1.800	636,200	1,298,600
Total Card	660,400	2,000	1.800	636,200	1,298,600
Total Parcel	660,400	2,000	1.800	636,200	1,298,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 327.00 | /Parcel: 327.00

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	09/20/18

PREVIOUS ASSESSMENT

Parcel ID: 152 15 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	655,100	2000	1.8	660,000	1,317,100	1,317,100	Year End Roll	9/26/2019
2019	101	FV	601,500	700	1.8	642,500	1,244,700	1,244,700	Create Final value 2019	6/4/2019
2018	101	FV	601,500	700	1.8	642,500	1,244,700	1,244,700	Year End Roll	9/28/2017
2017	101	FV	586,000	700	1.8	636,200	1,222,900	1,222,900	Year End Roll	9/29/2016
2016	101	FV	564,400	700	1.8	617,900	1,183,000	1,183,000	Year End Roll	1/14/2016
2015	101	FV	559,300	700	1.8	571,800	1,131,800	1,131,800	Year End	10/2/2014
2014	101	FV	523,800	700	1.8	532,800	1,057,300	1,057,300	Year End Roll	1/23/2014
2013	101	FV	513,600	700	1.78	515,200	1,029,500	1,029,500	Year End Roll	10/25/2012

PRINT

Date	Time
10/22/20	18:02:41

LAST REV

Date	Time
10/03/18	13:32:36
apro	
1987	

SALES INFORMATION

TAX DISTRICT: | PAT ACCT.:

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEAVER JOHN EST	23517-82		8/9/1993		468000	No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2002	2442	RENOVATI	30,000	C	6/29/2002			2 bathrooms & relo
5/27/1997	1193	ADDITION	244,000	C	7/16/1997			35% 3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS+INSPCTD	622	K Cuoco
2/9/2009	MEAS+INSPCTD	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
10/13/2001	M&L COMPLETE	613	
3/7/1998	MEAS+INSPCTD	602	
7/16/1997	MEAS/EXT INS	600	
9/21/1995	MEAS+INSPCTD	606	
7/17/1995	MEAS/EXT INS	600	
11/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	73 10 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:	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78407.2		SQUARE FE	PRIME SITE		0	8.	1.014	R4									636,177						636,200	

Total AC/HA:	1.79998	Total SF/SM:	78407.13	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	636,177	Spl Credit		Total:	636,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - COLONIAL		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
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:	1941	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:			
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:	2 - GAS		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

Full Bath	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	GOOD
A HBth:		Rating:	
OthrFix:	3	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	16.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	16.8	%

CALC SUMMARY

Basic $ / SQ:	95.00
Size Adj.:	0.91662037
Const Adj.:	1.00979996
Adj $ / SQ:	87.932
Other Features:	78750
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	793757
Depreciation:	133351
Depreciated Total:	660406

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:	10	BRs:	4	Baths:	2	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	1997
Kitchen:	1997
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

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

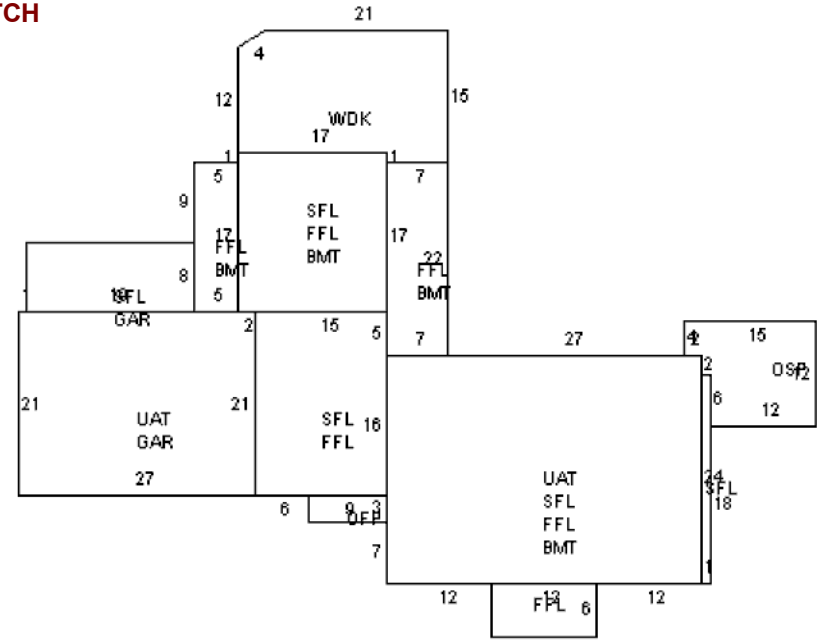
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1185412.400

Juris. Factor:		Val/Su Fin:	166.31
Special Features:	0	Val/Su Net:	100.81
Final Total:	660400	Val/Su SzAd	183.39

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,868	87.930	164,258
SFL	2ND FLOOR	1,733	87.930	152,387
BMT	BASEMENT	1,481	30.230	44,766
GAR	GARAGE	719	36.000	25,884
WDK	WOOD DECK	340	18.440	6,270
UAT	UNF ATTIC	225	87.930	19,824
OSP	SCRN PORCH	158	22.500	3,555
OFP	OPEN PORCH	27	15.000	405
	Net Sketched Area:	6,551	Total:	417,349

Size Ad	3601	Gross Area	7829	FinArea	3971

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	25	G	

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

152 15 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
2	SHED/FR	D	Y	1	10x16	A	AV	2010	15.00	T	15	101			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:		Total:	2,000