



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GLYNN ASTRID C
Owner 2:	
Owner 3:	
Street 1:	24 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	HALL JEFFREY M -
Owner 2:	HALL CARMEN S -
Street 1:	24 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This Parcel contains .73 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		31798		SQUARE FE	PRIME SITE		0	8.	2.061	R4									524,315						524,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	344,800	7,000	0.730	524,300	876,100	1391	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 394.28						/Parcel: 394.28	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	310,500	7000	.73	544,000	861,500	861,500	Year End Roll	9/26/2019
2019	101	FV	300,100	7000	.73	529,600	836,700	836,700	Create Final value 2019	6/4/2019
2018	101	FV	300,100	7000	.73	529,600	836,700	836,700	Year End Roll	9/28/2017
2017	101	FV	294,900	7000	.73	524,300	826,200	826,200	Year End Roll	9/29/2016
2016	101	FV	294,900	7000	.73	509,200	811,100	811,100	Year End Roll	1/14/2016
2015	101	FV	284,400	7000	.73	471,200	762,600	762,600	Year End	10/2/2014
2014	101	FV	281,800	7000	.73	439,100	727,900	727,900	Year End Roll	1/23/2014
2013	101	FV	276,500	7000	.73	426,000	709,500	709,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HALL JEFFREY M,	33802-283		10/10/2001		877000	No	No			
ASSOC. RELOCATI	25943-542		1/2/1996		450000	No	No			
WILSON, DOUGLAS	25943-540		1/2/1996	SUBSEQUENT S	450000	No	No			
CIBEL STANLEY E	22090-281		6/2/1992		270000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/20/1998	1427	RENO-ADD	175,000	C	6/29/1998			6/29/98 30%
9/23/1996	1049-96	MANUAL		C	6/5/1997			FIREPL

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS/EXT INS	25	D ERSKINE
12/14/2006	MEAS+INSPCTD	100	
4/4/2002	MEAS+INSPCTD	600	
10/13/2001	M&L EXTERIOR	613	
3/20/1999	MEAS+INSPCTD	602	
6/29/1998	MEAS+INSPCTD	600	
9/19/1995	MEAS/EXT INS	606	
6/28/1994	FIELDREV CHG	600	
10/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	3 - BRK OR STN
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:	1940 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:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	12 - CONCRETE
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:
Solar HW:	NO Central Vac:
% Com Wal:	0 % Sprinkled:

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
3	GARAGE	D	Y	1	484	A	AV	1940	36.00	T	60	101			7,000			7,000

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG - Very Good	16.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		16.9%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.02002704
Const Adj.:	0.98960400
Adj \$ / SQ:	95.895
Other Features:	80528
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	414971
Depreciation:	70130
Depreciated Total:	344841

COMMENTS

INSTALL NEW SEPTIC 1998 4BED.

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:	8	BR:	4
	Bath:	2	HB:	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	1998

RES BREAKDOWN

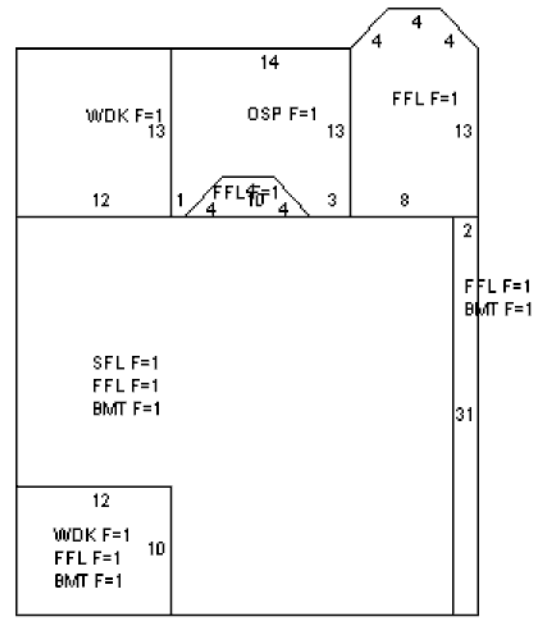
No	Unit	RMS	BRS	FL
1		8	4	
Totals				
1		8	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 851140.4669
Juris. Factor:		Val/Su Fin:	155.18	
Special Features:	0	Val/Su Net:	91.34	
Final Total:	344800	Val/Su SzAd:	155.18	

PARCEL ID 152 12 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,288	95.900	123,513	
BMT	BASEMENT	1,116	23.970	26,755	
SFL	2ND FLOOR	934	95.900	89,566	
WDK	WOOD DECK	276	19.410	5,358	
OSP	SCRN PORCH	161	22.500	3,623	
Net Sketched Area:		3,775	Total:	248,814	
Size Ad	2222	Gross Area	3775	FinArea	2222

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

