



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUG CHRISTOPHER N
Owner 2:	
Owner 3:	
Street 1:	18 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	HUG CHRISTOPHER N -
Owner 2:	BUTLER BARBARA A -
Street 1:	18 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1949, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		40075		SQUARE FE	PRIME SITE		0	8.	1.697	R4									544,180						544,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	319,300		0.920	544,200	863,500		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 276.76						/Parcel: 276.76	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	313,900	0	.92	564,600	878,500	878,500	Year End Roll	9/26/2019
2019	101	FV	308,800	0	.92	549,600	858,400	858,400	Create Final value 2019	6/4/2019
2018	101	FV	308,800	0	.92	549,600	858,400	858,400	Year End Roll	9/28/2017
2017	101	FV	303,500	0	.92	544,200	847,700	847,700	Year End Roll	9/29/2016
2016	101	FV	300,900	0	.92	528,500	829,400	829,400	Year End Roll	1/14/2016
2015	101	FV	292,900	0	.92	489,100	782,000	782,000	Year End	10/2/2014
2014	101	FV	268,600	0	.92	455,800	724,400	724,400	Year End Roll	1/23/2014
2013	101	FV	263,000	0	.92	442,100	705,100	705,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUG CHRISTOPHER	52020-200		12/29/2008	CONVENIENC		1	No	No		
HUG, CHRISTOPHE	26130-269		3/13/1996	CONVENIENC		1	No	No		
SHAPSE, STEVEN	25101-151		1/3/1995		417500	No	No			
WERNICKE BRIAN	22202-5		7/10/1992		388500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2014	5801	RENOVATI	800	C				Sheet metal work f
11/15/2013	5602	RENOVATI	410,000	C	5/13/2014			add to 1st fl kit

ACTIVITY INFORMATION

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
2/9/2009	MEAS+INSPCTD	25	D ERSKINE
1/12/2002	M&L COMPLETE	613	
1/19/1996	MEAS+INSPCTD	606	
7/7/1995	MEAS/EXT INS	600	
6/15/1994	FIELDREV CHG	600	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1H - 1H	
(Liv) Units:	1	Total: 1
Foundation:	2 - CONC BLOCK	
Frame:	1 - WOOD	
Prime Wall:	26 - WOOD	
Sec Wall:		%
Roof Struct:	1 - GABLE	
Roof Cover:	1 - ASPHALT	
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B- - GOOD (-)	
Year Blt:	1949	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:		%
Partition:	T - TYPICAL	
Prim Floors:	3 - HARDWOOD	
Sec Floors:	2 - SOFTWOO	50%
Bsmnt Flr:	12 - CONCRETE	
Bsmnt Gar:		
Electric:	3 - TYPICAL	
Insulation:	2 - TYPICAL	
Int vs Ext:	S	
Heat Fuel:	2 - GAS	
Heat Type:	4 - RADIANT HW	
# Heat Sys:	1	
% Heated:	100	% AC: 0
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:				

BATH FEATURES

Full Bath:	3	Rating:	AVERAGE
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:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	24%
Functional:		%
Economic:		%
Special:	NC - NEWCON	10%
Override:		%
Total:		31.6%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.94230771
Const Adj.:	0.98960400
Adj \$ / SQ:	87.656
Other Features:	49500
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	466763
Depreciation:	147497
Depreciated Total:	319266

COMMENTS

FIREPLACE IN U/F BMT. 2ND FL 6" CEILING.
CONC BLOCK 20X25 1STFL RM UNF 1/96. .

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: 8		BRs: 3		Baths: 3		HB					

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

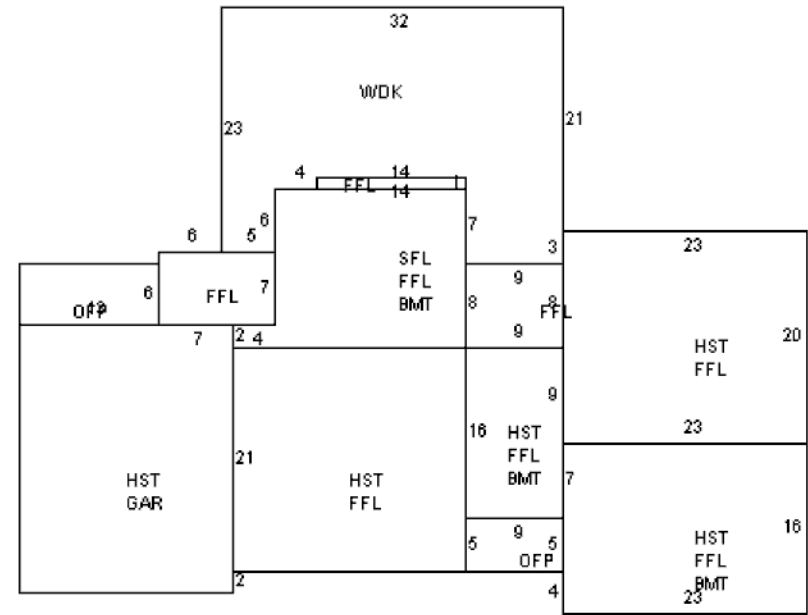
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	754759.5375
Juris. Factor:		Val/Su Fin:		102.34
Special Features: 0		Val/Su Net:		61.93
Final Total: 319300		Val/Su SzAd		102.34

PARCEL ID

152 10 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,875	87.660	164,355	
HST	HALF STORY	967	87.660	84,763	
BMT	BASEMENT	790	21.910	17,312	
WDK	WOOD DECK	623	16.540	10,303	
GAR	GARAGE	500	36.000	18,000	
SFL	2ND FLOOR	278	87.660	24,368	
OFF	OPEN PORCH	123	15.000	1,845	
Net Sketched Area:		5,156	Total:	320,946	
Size Ad	3120	Gross Area	6123	FinArea	3120

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

