



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KUMLER TR KIPTON C
Owner 2:	
Owner 3:	28 BEAVER POND REALTY TRUST
Street 1:	PO BOX 501
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773-0501 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 8.16 ACRES of land mainly classified as 017 with a(n) GARAGE Building Built about 1997, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 1 Rooms, and 0 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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		0		SQUARE FE	PRIME SITE		0	0.	0.000	R6																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	017 017	Prime NB Desc:	RES CAT 6	Total:		Spl Credit:		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	171,600		0.000		171,600		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card	171,600		0.000		171,600	Entered Lot Size	
Total Parcel	1,469,000	5,200	8.160	961,030	2,435,230	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		198.61	/Parcel:	323.36	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

PRINT

Date	Time
10/22/20	18:04:18

LAST REV

Date	Time
02/02/12	16:01:05

brennanp
2000

USER DEFINED

Prior Id # 1:	7380
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:	

