

Town Of Lincoln

!2136!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUEBER JOHN W
Owner 2:	
Owner 3:	
Street 1:	55 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	MANSFIELD JAMES S -
Owner 2:	MANSFIELD SARAH C -
Street 1:	55 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This Parcel contains 1.69 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1947, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		73615.4		SQUARE FE	PRIME SITE		0	8.	1.061	R4									624,677						624,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	288,900	1,800	1.690	624,700	915,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 452.61						/Parcel: 452.61	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	259,500	1800	1.69	648,100	909,400	909,400	Year End Roll	9/26/2019
2019	101	FV	252,800	1800	1.69	630,900	885,500	885,500	Create Final value 2019	6/4/2019
2018	101	FV	252,800	1800	1.69	630,900	885,500	885,500	Year End Roll	9/28/2017
2017	101	FV	248,300	1800	1.69	624,700	874,800	874,800	Year End Roll	9/29/2016
2016	101	FV	248,300	1800	1.69	606,700	856,800	856,800	Year End Roll	1/14/2016
2015	101	FV	239,300	1800	1.69	561,400	802,500	802,500	Year End	10/2/2014
2014	101	FV	237,000	1800	1.69	523,200	762,000	762,000	Year End Roll	1/23/2014
2013	101	FV	232,500	1800	1.75	512,600	746,900	746,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MANSFIELD JAMES	39833-7		7/7/2003		793250	No	No			
DAVIS, D. BRADF	12485-81		7/24/1973		80000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/27/2004	3049	ROOF		C	5/28/2005			
8/25/2004	3015	RENOVATI	84,500	C	5/28/2005			reno interior incl

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS+INSPCTD	615	
12/13/2003	MEAS/EXT INS	615	
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:	2	- CLAPBOAR 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- AVG. (+)	
Year Blt:	1947	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:	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

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
92	SCREEN HSE	D	Y	1	12X12	A	AV	1992	25.00	T	50	101			1,800		1,800

More:	N	Total Yard Items:	1,800	Total Special Features:		Total:	1,800
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BATH FEATURES

Full Bath:	2	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:	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:			16.2%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.04666257
Const Adj.:	1.01999998
Adj \$ / SQ:	101.422
Other Features:	61000
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	344694
Depreciation:	55840
Depreciated Total:	288854

COMMENTS

EXTRA FIXTURE - TOILET RM .

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: 4	Baths: 2	HB								

REMODELING

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

RES BREAKDOWN

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

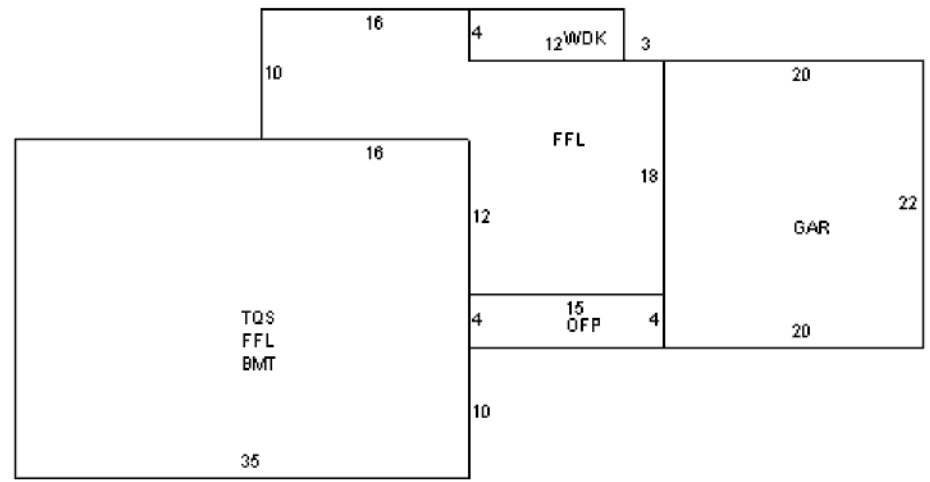
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 468200.0000
Juris. Factor:		Val/Su Fin:		142.81
Special Features:	0	Val/Su Net:		82.99
Final Total:	288900	Val/Su SzAd:		142.84

PARCEL ID

163 5 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,340	101.420	135,905
BMT	BASEMENT	910	25.360	23,073
TQS	3/4 STORY	683	101.420	69,220
GAR	GARAGE	440	36.000	15,840
OFFP	OPEN PORCH	60	15.000	900
WDK	WOOD DECK	48	38.000	1,824
Net Sketched Area:		3,481	Total:	246,762
Size Ad	2022.5	Gross Area	3708	FinArea 2023

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

