

Map Lot Sublot Building Unit Town Of Lincoln

Asses'd Value: 959,800
[2139]



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHEPARD RAY A
Owner 2:	SHEPARD KATHLEEN C
Owner 3:	
Street 1:	37 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ELLIOTT SCOTT M -
Owner 2:	WILLIAMS AVA C -
Street 1:	PO BOX 1086
Twn/City:	KAMUELA
St/Prov:	HI Cntry
Postal:	96743

NARRATIVE DESCRIPTION

This Parcel contains 1.39 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1949, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		60548		SQUARE FE	PRIME SITE		0	8.	1.225	R4									593,315						593,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	366,500		1.390	593,300	959,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card:			/Parcel:				
317.79			317.79				

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	360,500	0	1.39	615,600	976,100	976,100	Year End Roll	9/26/2019
2019	101	FV	354,700	0	1.39	599,200	953,900	953,900	Create Final value 2019	6/4/2019
2018	101	FV	354,700	0	1.39	599,200	953,900	953,900	Year End Roll	9/28/2017
2017	101	FV	348,800	0	1.39	593,300	942,100	942,100	Year End Roll	9/29/2016
2016	101	FV	345,800	0	1.39	576,300	922,100	922,100	Year End Roll	1/14/2016
2015	101	FV	337,000	0	1.39	533,200	870,200	870,200	Year End	10/2/2014
2014	101	FV	313,300	0	1.39	496,900	810,200	810,200	Year End Roll	1/23/2014
2013	101	FV	307,400	0	1.39	482,100	789,500	789,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELLIOTT SCOTT M	55313-283		9/3/2010		875000	No	No			
CHEEVER, DANIEL	25542-451		8/3/1995		540000	No	No			
TAYLOR, LEX H.	21026-249		2/28/1991		315000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/23/2010	4613	RENOVATI	200,000	C	5/29/2012			inter reno;new ext
10/6/2010	4575	DEMOLITI	5,000	C	6/16/2011			demo part of exist
9/10/2004	3031	RENOVATI	15,000	C	5/28/2005			bath & closet, new
9/9/2004	3029	ROOF		C	6/10/2005			
2/10/1994	425	RENOVATI	10,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/29/2012	PERMIT VISIT	25	D ERSKINE
10/6/2011	MEAS/EXT INS	25	D ERSKINE
6/16/2011	PERMIT VISIT	618	G BOURGAULT
5/28/2005	MEAS+INSPCTD	615	
1/12/2002	M&L COMPLETE	613	
6/1/1996	MEAS+INSPCTD	606	
12/11/1995	MEAS/EXT INS	606	
9/21/1995	INFO BY PHON	606	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

