



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAUTREMONT RUTH E
Owner 2:	
Owner 3:	
Street 1:	56 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	DAUTREMONT RUTH W -
Owner 2:	-
Street 1:	30 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This Parcel contains 4.117 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1948, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 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		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.76		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									22,800						22,800	
101	ONE FAM		1.52		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									9,120						9,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	157,200	2,100	4.117	671,900	831,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 470.19						/Parcel: 334.09	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	243,400	4800	4.117	695,900	944,100	944,100	Year End Roll	9/26/2019
2019	101	FV	238,000	1200	4.117	678,300	917,500	917,500	Create Final value 2019	6/4/2019
2018	101	FV	238,000	1200	4.117	678,300	917,500	917,500	Year End Roll	9/28/2017
2017	101	FV	233,900	1200	4.117	671,900	907,000	907,000	Year End Roll	9/29/2016
2016	101	FV	232,600	1200	4.117	653,500	887,300	887,300	Year End Roll	1/14/2016
2015	101	FV	228,600	1200	4.117	607,100	836,900	836,900	Year End	10/2/2014
2014	101	FV	216,700	1200	4.117	567,900	785,800	785,800	Year End Roll	1/23/2014
2013	101	FV	211,400	1200	3.677	538,700	751,300	751,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAUTREMONT RUTH	39039-75		5/2/2003	FAMILY	665000	No	No			
MASSY, HUGH C.	16100-419		4/11/1985		310000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/17/2008	4096	RENO-ADD	35,000	C	6/3/2009			construct 2nd fl a
4/30/2008	3932	RENOVATI	5,000	C	6/3/2009			reno bth
11/29/2006	3579	MANUAL		C				install wood burni
5/11/2001	2224	WDK	35,000	C	5/25/2002			replace and enlarg

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
5/25/2002	MEAS/EXT INS	613	
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
10/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		
Roof Struct:	7	- SHED
Roof Cover:	11	- MEMBRANE
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE
Year Blt:	1948	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		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
2	SHED/FR	D	Y	1	150	A	AV	1960	15.00	T	70	101			700			700
2	SHED/FR	D	Y	1	10x12	A	AV	1970	15.00	T	70	101			500			500
19	PATIO	D	Y	1	12x12	A	AV	2010	7.00	T	15	101			900			900

More:	N	Total Yard Items:	4,800	Total Special Features:		Total:	4,800
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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:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	32.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			32.2%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	1.22885072
Const Adj.:	0.99959999
Adj \$ / SQ:	115.466
Other Features:	41500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	231905
Depreciation:	74673
Depreciated Total:	157232

COMMENTS

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:	5	BR:	2	Baths:	2	HB:

REMODELING

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

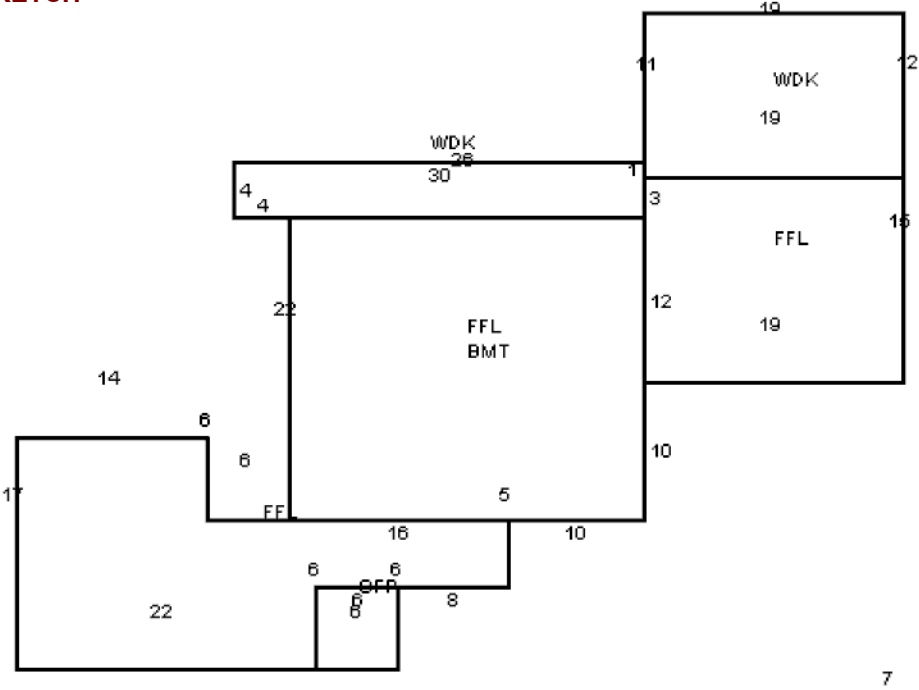
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	824741.9287	
Juris. Factor:		Val/Su Fin:	88.91	
Special Features:	0	Val/Su Net:	71.16	
Final Total:	157200	Val/Su SzAd	125.46	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,253	115.470	144,679
BMT	BASEMENT	572	67.840	38,802
WDK	WOOD DECK	348	18.340	6,384
OPF	OPEN PORCH	36	15.000	540
Net Sketched Area:		2,209	Total:	190,405
Size Ad	1253 Gross Area	2209	FinArea	1768

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	0

IMAGE

AssessPro Patriot Properties, Inc

