



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MARTIN STEPHEN A
Owner 2:	MARTIN KATHERINE J
Owner 3:	
Street 1:	40 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 2.487 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1941, Having Primarily WOOD SHING Exterior and MEMBRANE Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.65		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									3,900						3,900	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	725,900	7,300	2.487	803,900	1,537,100
Total Card		725,900	7,300	2.487	803,900
Total Parcel		725,900	7,300	2.487	803,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		480.06	/Parcel: 480.06

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	05/08/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	749,300	7300	2.487	803,900	1,560,500	1,560,500	Year End Roll	9/26/2019
2019	101	FV	760,600	7300	2.487	800,700	1,568,600	1,568,600	Create Final value 2019	6/4/2019
2018	101	FV	760,600	7300	2.487	800,700	1,568,600	1,568,600	Year End Roll	9/28/2017
2017	101	FV	682,600	7300	2.487	800,700	1,490,600	1,490,600	Year End Roll	9/29/2016
2016	101	FV	587,900	3000	2.487	748,700	1,339,600	1,339,600	Year End Roll	1/14/2016
2015	101	FV	568,300	1400	2.487	693,500	1,263,200	1,263,200	Year End	10/2/2014
2014	101	FV	541,700	1400	2.487	683,900	1,227,000	1,227,000	Year End Roll	1/23/2014
2013	101	FV	683,900	1400	2.487	663,900	1,349,200	1,349,200	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	62688-308		9/25/2013		1350000	No	No			
HOLLINGSWORTH C	43292-473		7/15/2004		1695000	No	No			
COLE, TIMOTHY +	25230-221		3/17/1995		671000	No	No		2 DEEDS (P 227)	
COLE, EDWIN + L	21036-557		3/6/1991	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/16/2020	R-20-0049	MANUAL	9,607	C	4/23/2020			Frame out existing
1/16/2019	7302	RENOVATI	45,625	C	8/29/2019			Remodel bath & rep
7/13/2015	6146	RENO-ADD	304,000	C	6/16/2016			Construct 2 car ga
3/10/2014	5670	MANUAL	800	C				sheet metal work f
1/31/2014	5642	RENOVATI	150,000	C	5/18/2015			remodel a portion
3/22/2004	2868	RENOVATI	15,000	C	6/23/2004			ren full and hlf b
3/15/2004	2863	ROOF		C				rubber roof over e
8/12/2002	2562	MANUAL	100,000	C	6/21/2003			struc sup & bear f
7/9/2002	2535	DEMOLITI	5,000	C	6/21/2003			int kit, din rm, l
8/21/1997	1262	SHED		C	3/7/1998			3/7/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/24/2020	QUESTIONNAIR	624	W Coelho
6/16/2016	PERMIT VISIT	618	G BOURGAULT
5/18/2015	PERMIT VISIT	619	DH
5/8/2014	MEAS/EXT INS	25	D ERSKINE
1/22/2013	MEAS+INSPCTD	618	G BOURGAULT
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS+INSPCTD	615	
6/23/2004	MEAS/EXT INS	615	
6/21/2003	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA

