



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		GLACIAL BEECH DR, LINCOLN

OWNERSHIP

Owner 1:	GLACIAL BEECH DRIVE HOMEOWNERS
Owner 2:	
Owner 3:	
Street 1:	
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ:
Postal:	01773-2605 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .66 ACRES of land mainly classified as PRIVATE WAY

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	4	MEDIUM

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
997	PRIVATE WA		0.66		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									19,800						19,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
997			0.660	19,800	19,800	Land under Glacial Beech Drive is separately assessed as an undivided ownership to 136-6&7, 125-5
Total Card			0.660	19,800	19,800	Entered Lot Size
Total Parcel			0.660	19,800	19,800	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	997	FV		0	.66	19,800	19,800	19,800	Year End Roll	9/26/2019
2019	997	FV		0	.66	19,800	19,800	19,800	Create Final value 2019	6/4/2019
2018	997	FV		0	.66	19,800	19,800	19,800	Year End Roll	9/28/2017
2017	997	FV		0	.66	19,800	19,800	19,800	Year End Roll	9/29/2016
2016	997	FV		0	.66	19,800	19,800	19,800	Year End Roll	1/14/2016
2015	997	FV		0	.66	19,800	19,800	19,800	Year End	10/2/2014
2014	997	FV		0	.66	19,800	19,800	19,800	Year End Roll	1/23/2014
2013	997	FV		0	.66	19,800	19,800	19,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PICKER, DENNIS	26431-511		6/25/1996		377700	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.66000	Total SF/SM:	28749.60	Parcel LUC:	997 PRIVATE WAY	Prime NB Desc:	RES CAT 3	Total:	19,800	SpI Credit:		Total:	19,800
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EXTERIOR INFORMATION

Table with exterior information: Type, Sty Ht, (Liv) Units, Total: 0, Foundation, Frame, Prime Wall, Sec Wall, Roof Struct, Roof Cover, Color, View / Desir.

BATH FEATURES

Table with bath features: Full Bath, Rating, A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath, Rating, A HBth, Rating, OthrFix, Rating.

COMMENTS

Empty table for comments.

SKETCH

Large empty table for sketching.

GENERAL INFORMATION

Table with general information: Grade, Year Blt, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Const Mod, Lump Sum Adj.

OTHER FEATURES

Table with other features: Kits, Rating, A Kits, Rating, Frpl, Rating, WSFlue, Rating.

CONDO INFORMATION

Table with condo information: Location, Total Units, Floor, % Own, Name.

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc, # Units, Level (FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O), Other, Upper, Lvl 2, Lvl 1, Lower, Totals (RMs, BRs, Baths, HB).

INTERIOR INFORMATION

Table with interior information: Avg Ht/FL, Prim Int Wal, Sec Int Wall, Partition, Prim Floors, Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric, Insulation, Int vs Ext, Heat Fuel, Heat Type, # Heat Sys, % Heated, % AC, Solar HW, Central Vac, % Com Wal, % Sprinkled.

DEPRECIATION

Table with depreciation: Phys Cond (0.0%), Functional, Economic, Special, Override, Total (0%).

REMODELING

Table with remodeling: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ, Size Adj, Const Adj, Adj \$ / SQ, Other Features, Grade Factor, Neighborhood Inf, LUC Factor, Adj Total, Depreciation, Depreciated Total.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin, Special Features, Val/Su Net, Final Total, Val/Su SzAd.

SUB AREA

Table with sub area: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with 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.

PARCEL ID 136 8 0

IMAGE

AssessPro Patriot Properties, Inc