

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 0 | | WESTON RD, LINCOLN |

OWNERSHIP

| | |
|-----------|------------------------------|
| Owner 1: | PARKS TR STACEY |
| Owner 2: | STACEY PARKS REVOCABLE TRUST |
| Owner 3: | |
| Street 1: | 26 BEAVER POND RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: N |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | PARKS - ADDISON D |
| Owner 2: | PARKS - STACEY |
| Street 1: | 26 BEAVER POND RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773 |

NARRATIVE DESCRIPTION

This Parcel contains 11.04 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R-1 | Single Fam | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | 1 | PAVED |
| t | | | | Gas: | 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|---------|
| 130 | LAND | | 2.64 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R5 | | | | | | | | | 92,400 | | | | | | 92,400 | |
| 130 | LAND | | 8.4 | | ACRES | UNDEV | 0.2 | 0 | 35,000. | 0.20 | R5 | | | | | | | | | 58,800 | | | | | | 58,800 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|--------------|
| 130 | 11.040 | | | 151,200 | 151,200 |
| Total Card | 11.040 | | | 151,200 | 151,200 |
| Total Parcel | 11.040 | | | 151,200 | 151,200 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | N/A | /Parcel: N/A |

| Legal Description | User Acct |
|-------------------|------------------|
| 3655 | 0 |
| | GIS Ref |
| | GIS Ref |
| | Insp Date |
| | Entered Lot Size |
| | Total Land: |
| | Land Unit Type: |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 130 | FV | | 0 | 11.04 | 151,200 | 151,200 | | Year End Roll | 12/2/2024 |
| 2024 | 130 | FV | | 0 | 11.04 | 129,600 | 129,600 | | Year end | 11/9/2023 |
| 2023 | 130 | FV | | 0 | 11.04 | 129,600 | 129,600 | 129,600 | Year end | 11/3/2022 |
| 2022 | 130 | FV | | 0 | 11.04 | 129,600 | 129,600 | 129,600 | Year End Roll | 10/19/2021 |
| 2021 | 130 | FV | | 0 | 11.04 | 129,600 | 129,600 | 129,600 | Year End Roll | 10/15/2020 |
| 2020 | 130 | FV | | 0 | 11.04 | 129,600 | 129,600 | 129,600 | Year End Roll | 9/26/2019 |
| 2019 | 130 | FV | | 0 | 11.04 | 129,600 | 129,600 | 129,600 | Create Final va | 6/4/2019 |
| 2018 | 130 | FV | | 0 | 11.04 | 129,600 | 129,600 | 129,600 | Year End Roll | 9/28/2017 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|------------|--------------|------------|-----|-----|-------|--------------------|
| PARKS,ADDISON D | 81207-334 | | 1/30/2023 | CONVENIENC | | 1 | No | No | |
| FITTS CHARLES K | 43964-165 | | 10/26/2004 | | 750,000 | Yes | No | | |
| FITTS CHARLES K | 34827-494 | | 2/14/2002 | PART INTERES | 25,000 | Yes | No | | 15% OF CHARLES 35% |
| FITTS CHARLES K | 31726-470 | | 8/16/2000 | PART INTERES | 25,000 | Yes | No | | 15% of Charles 50% |
| NAPIER SYLVIA F | 31315-166 | | 4/11/2000 | PART INTERES | 690,000 | Yes | No | | |
| | 18649-256 | | 10/29/1987 | FAMILY | | No | No | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------|--------|----|------|
| | | | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|----------------|--------|
| Prior Id # 1: | 73 1 1 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

PRINT

| Date | Time |
|----------|----------|
| 09/26/25 | 17:33:54 |

LAST REV

| Date | Time |
|----------|----------|
| 01/31/23 | 11:04:38 |

blakeley 1986

ASR Map: Fact Dist: Reval Dist: Year: LandReason: BldReason: CivilDistrict: Ratio:

