



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PARKS TR STACEY A
Owner 2:	
Owner 3:	BEAVER POND REALTY TRUST
Street 1:	26 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TANG ERIC -
Owner 2:	TANG DOREEN -
Street 1:	22 ANTHEM CREEK CIRCLE
Twn/City:	HENDERSON
St/Prov:	NV Cntry
Postal:	89052

NARRATIVE DESCRIPTION

This parcel contains 8.6 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1954, having primarily WOOD Exterior and 7521 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	14.04	1.00	R6									1,123,200						1,123,200	
101	ONE FAM		4.623		ACRES	EXCESS ACRE		0	45,000.	1.00	R6									208,035						208,000	
101	ONE FAM		2.14		ACRES	UNDEV	0.2	0	45,000.	0.20	R6									19,260						19,300	Wetland

Total AC/HA:	8.59955	Total SF/SM:	374596	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,350,495	SpI Credit	Total:	1,350,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8.600	913,200		1,350,500	2,263,700
Total Card	8.600	913,200		1,350,500	2,263,700
Total Parcel	8.600	913,200		1,350,500	2,263,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	300.98	/Parcel:	300.98

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
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	101	FV	838,000	0	8.6	1,256,800	2,094,800		Year End Roll	12/2/2024
2024	101	FV	828,300	0	8.6	1,151,500	1,979,800		Year end	11/9/2023
2023	101	FV	712,000	0	8.6	1,131,500	1,843,500	1,843,500	Year end	11/3/2022
2022	101	FV	579,100	0	8.6	1,073,100	1,652,200	1,652,200	Year End Roll	10/19/2021
2021	101	FV	532,700	0	8.6	1,111,500	1,644,200	1,644,200	Year End Roll	10/15/2020
2020	101	FV	523,400	0	8.6	1,071,500	1,594,900	1,594,900	Year End Roll	9/26/2019
2019	101	FV	496,100	0	8.6	1,046,700	1,542,800	1,542,800	Create Final va	6/4/2019
2018	101	FV	496,100	0	8.6	1,046,700	1,542,800	1,542,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TANG ERIC,	54495-158		4/2/2010	CHD>SALE	1,250,000	No	No		
NANCY J. COONS	16841-543		3/17/1986		500,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/10/2022	R-22-0100	ROOF	54,900	C	3/16/2023			Re-roofing; single

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
4/27/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS+INSPCTD	100	
10/13/2001	M&L EXTERIOR	613	
9/21/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

