Total Card / Total Parcel
APPRAISED: 1,465,300 / 1,900,200
USE VALUE: 1,465,300 / 1,900,200
ASSESSED: 1,465,300 / 1,900,200

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	SOBOL TR ANNE BUXTON
Owner 2:	
Owner 3:	ANNE BUXTON SOBOL TRUST
Street 1:	10 BEAVER POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry:		Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	SOBOL TR - ANNE BUXTON
Owner 2:	-
Street 1:	10 BEAVER POND ROAD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry	
Postal:	01773	

NARRATIVE DESCRIPTION

This parcel contains .98 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1968, having primarily WOOD Exterior and 2482 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.980	640,000	1,000	824,300	1,465,300
Total Card	0.980	640,000	1,000	824,300	1,465,300
Total Parcel	0.980	1,074,900	1,000	824,300	1,900,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 590.37 | /Parcel: 687.98

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

Parcel ID 152 8 0

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,016,200	1000	.98	800,200	1,817,400		Year End Roll	12/2/2024
2024	101	FV	1,006,800	1000	.98	784,400	1,792,200		Year end	11/9/2023
2023	101	FV	919,300	1000	.98	636,500	1,556,800	1,556,800	Year end	11/3/2022
2022	101	FV	395,000	1600	.98	589,000	985,600	985,600	Year End Roll	10/19/2021
2021	101	FV	384,900	1600	.98	550,500	937,000	937,000	Year End Roll	10/15/2020
2020	101	FV	379,600	1600	.98	571,100	952,300	952,300	Year End Roll	9/26/2019
2019	101	FV	367,500	1600	.98	556,000	925,100	925,100	Create Final va	6/4/2019
2018	101	FV	367,500	1600	.98	556,000	925,100	925,100	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT | | **PAT ACCT.** 2010

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOBOL TR,ANNE B	82125-248		10/23/2023	CONVENIENC	99	No	No		
GREENSPUN,PHILL	78481-386		8/16/2021	PVT SALE	1,750,000	No	No		
KREGER,DAVID	63857-424		7/2/2014		940,000	No	No		
ZOCK ROBERT A T	27535-005		7/31/1997		546,880	No	No	1/3 INT. 74-15	
PAULA BENNETT	13172-267		4/15/1977	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/13/2024	E-24-266	MECHANIC		C				
12/13/2024	R-24-0237	MECHANIC	17,650	C				Energy storage sys
4/12/2022	R-22-0052	SOLAR PA	45,882	O	4/12/2022			Install 34 roof-mo
2/7/2022	MEC-22-000	MANUAL	4,000	O				Install a single z
2/3/2022	R-22-0023	RENOVATI	38,000	O	6/21/2022			Interior alteratio
5/13/2021	R-21-0088	ROOF	26,150	C				Strip & re-roof ho
6/20/2017	6781	WDK	4,200	C				Replace decking ma
1/14/2015	5826	RENOVATI	95,000	C	5/18/2015			Renovate first flo
9/2/2014	5883	MANUAL	16,000	C				Sheet metal work t
5/10/2011	4718	RENOVATI	27,425	C	5/29/2012			reno kitchen; remo

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2022	INSPECTED	625	J Frank
12/2/2021	INSPECTED	5	TB
5/18/2015	PERMIT VISIT	619	DH
5/29/2012	MEAS+INSPCTD	25	D ERSKINE
6/25/2008	MEAS/EXT INS	25	D ERSKINE
11/14/2001	M&L COMPLETE	613	
9/19/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/____/___

User Acct
0

GIS Ref

GIS Ref

Insp Date
05/31/22

!2010!

PRINT

Date	Time
09/26/25	17:37:19

LAST REV

Date	Time
07/11/25	15:28:17

apro

USER DEFINED

Prior Id # 1:	74 16 0
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:	

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		42688		SQUARE FE	PRIME SITE		0	11.98	1.61	R4									824,299						824,300	

| Total AC/HA: 0.97998 | Total SF/SM: 42688 | Parcel LUC: 101 | ONE FAM | Prime NB Desc: RES CAT 4 | Total: 824,299 | Spl Credit | Total: 824,300 |

Patriot Properties Inc.

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 2
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	B - GOOD
Year Blt:	1968 Eff Yr Blt: 2000
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	9 - ABOVE AVG
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
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: 100
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

Field	Value	Rating
Full Bath	2	GOOD
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:	1	GOOD
A HBth:		
OthrFix:	1	GOOD

OTHER FEATURES

Field	Value	Rating
Kits:	1	GOOD
A Kits:		
Frpl:		
WSFlue:		

CONDO INFORMATION

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

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	11. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		11 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	0.99174052
Const Adj.:	1.01999998
Adj $ / SQ:	168.933
Other Features:	63369
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	719107
Depreciation:	79102
Depreciated Total:	640005

COMMENTS

ALSO 1/3 UNDIVIDED INTEREST IN 74 15 0.

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	RMs: 7		BRs: 4		Baths: 2			HB 1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:	AvRate:	Ind.Val	398443.8311
Juris. Factor:		Before Depr:	244.95
Special Features:	0	Val/Su Net:	198.39
Final Total:	640000	Val/Su SzAd	257.86

SKETCH

Sum Area By Label :
WDK = 695
CNP = 49
FFL = 2482

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,482	168.930	419,292
WDK	WOOD DECK	695	17.440	12,122
CNP	CANOPY	49	23.540	1,153

Net Sketched Area:	3,226	Total:	432,567
Size Ad	2482 Gross Area	3226 FinArea	2482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:	Model:	Serial #	Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 152 8 0

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	12x12	A	GD	2000	16.05	T	55	101			1,000			1,000

More: N	Total Yard Items:	1,000	Total Special Features:		Total:	1,000