



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KHAFAGY TAMER
Owner 2:	
Owner 3:	
Street 1:	62 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	MENKIS - LINDA M
Owner 2:	-
Street 1:	62 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1947, having primarily WOOD Exterior and 3337 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 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

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		64904		SQUARE FE	PRIME SITE		0	11.98	1.16	R4									904,143						904,100	

Total AC/HA:	1.48999	Total SF/SM:	64904	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	904,143	SpI Credit	Total:	904,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	1.490	522,000	23,700	904,100	1,449,800	
Total Card		1.490	522,000	23,700	904,100	1,449,800
Total Parcel		1.490	522,000	23,700	904,100	1,449,800
Source:		Market Adj Cost		Total Value per SQ unit /Card: 434.44 /Parcel: 434.44		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	481,700	22100	1.49	877,700	1,381,500		Year End Roll	12/2/2024
2024	101	FV	476,400	22100	1.49	860,400	1,358,900		Year end	11/9/2023
2023	101	FV	412,600	22100	1.49	698,100	1,132,800	1,132,800	Year end	11/3/2022
2022	101	FV	354,700	29200	1.49	646,000	1,029,900	1,029,900	Year End Roll	10/19/2021
2021	101	FV	344,500	29200	1.49	603,800	977,500		Year End Roll	10/15/2020
2020	101	FV	336,700	29200	1.49	626,400	992,300	992,300	Year End Roll	9/26/2019
2019	101	FV	331,300	29200	1.49	609,800	970,300	970,300	Create Final va	6/4/2019
2018	101	FV	331,300	29200	1.49	609,800	970,300	970,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MENKIS,LINDA M	71451-325		8/9/2018		1,100,000	No	No		
MENKIS JONATHAN	55503-147		10/1/2010	DIVORCE/ESTA		1	No	No	
MCCUNE WILLIAM	22189-183		7/6/1992		293,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/5/2019	R-19-0134	MANUAL	5,500	C	12/30/2019			Install a 10'x20'
7/26/2004	2987	ADDITION	290,000	C	5/28/2005			2nd fl addi
9/19/1995	816-95	GARAGE	50,000	C	6/14/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
6/16/2020	QUESTIONNAIR	624	W Coelho
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS+INSPCTD	615	
10/13/2001	M&L COMPLETE	613	
9/22/1995	MEAS+INSPCTD	606	
11/6/1994	FIELDREV CHG	600	
6/20/1994	FIELDREV CHG	600	
5/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	85 22 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:	

PRINT

Date	Time
09/26/25	17:57:01

LAST REV

Date	Time
12/04/21	11:27:10

apro 2146

Pat Acct.

2146

PRINT

12/04/21 11:27:10

