



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREENSPUN PHILLIP
Owner 2:	
Owner 3:	
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:	KREGER - DAVID
Owner 2:	BODNER - RONIT Z
Street 1:	30 ASHCROFT RD
Twn/City:	SHARON
St/Prov:	MA Cntry
Postal:	02067

NARRATIVE DESCRIPTION

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

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	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		42688		SQUARE FE	PRIME SITE		0	8.08	1.612	R4									555,956						556,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	263,200	1,600	0.980	556,000	820,800		0
							GIS Ref
							GIS Ref
Total Card	263,200	1,600	0.980	556,000	820,800	Entered Lot Size	
Total Parcel	367,500	1,600	0.980	556,000	925,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 330.70			/Parcel: 334.94	Land Unit Type:	
							Insp Date
							05/29/12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	367,500	1600	.98	556,000	925,100	925,100	Year End Roll	9/28/2017
2017	101	FV	362,200	1600	.98	550,500	914,300	914,300	Year End Roll	9/29/2016
2016	101	FV	359,400	1600	.98	534,600	895,600	895,600	Year End Roll	1/14/2016
2015	101	FV	354,700	1600	.98	494,700	851,000	851,000	Year End	10/2/2014
2014	101	FV	333,800	1600	.98	461,000	796,400	796,400	Year End Roll	1/23/2014
2013	101	FV	327,800	1600	.98	447,200	776,600	776,600	Year End Roll	10/25/2012
2012	101	FV	342,100	1600	.98	464,400	808,100	808,100	Year End	1/26/2012
2011	101	FV	349,300	1600	.98	480,300	831,200	831,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KREGER,DAVID	63857-424		7/2/2014		940000	No	No			
ZOCK ROBERT A T	27535-005		7/31/1997		546880	No	No			1/3 INT. 74-15
PAULA BENNETT	13172-267		4/15/1977	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/20/2017	6781	WDK	4,200	C				Replace decking ma
1/14/2015	5826	RENOVATI	95,000	C	1/14/2015			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
5/18/2015	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	M COLE
9/19/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

