



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(n) CONTEMPORARY Building Built about 1947, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		64904		SQUARE FE	PRIME SITE		0	8.08	1.163	R4									609,807						609,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	331,300	29,200	1.490	609,800	970,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 290.75						/Parcel: 290.75	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	331,300	29200	1.49	609,800	970,300	970,300	Year End Roll	9/28/2017
2017	101	FV	325,800	29200	1.49	603,800	958,800	958,800	Year End Roll	9/29/2016
2016	101	FV	323,000	29200	1.49	586,400	938,600	938,600	Year End Roll	1/14/2016
2015	101	FV	314,700	29200	1.49	542,600	886,500	886,500	Year End	10/2/2014
2014	101	FV	292,500	29200	1.49	505,700	827,400	827,400	Year End Roll	1/23/2014
2013	101	FV	287,000	29200	1.49	490,600	806,800	806,800	Year End Roll	10/25/2012
2012	101	FV	319,000	29200	1.49	507,800	856,000	856,000	Year End	1/26/2012
2011	101	FV	325,200	29200	1.49	525,100	879,500	879,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MENKIS,LINDA M	71451-325		8/9/2018		1100000	No	No			
MENKIS JONATHAN	55503-147		10/1/2010	DIVORCE/ESTA		1	No	No		
MCCUNE WILLIAM	22189-183		7/6/1992		293000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
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
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS+INSPCTD	615	D VELUTTI
10/13/2001	M&L COMPLETE	613	M COLE
9/22/1995	MEAS+INSPCTD	606	J SMITH
11/6/1994	FIELDREV CHG	600	PA
6/20/1994	FIELDREV CHG	600	PA
5/11/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

