

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PATTERSON JEFFREY H
Owner 2:	C/O BATTERY GLOBAL ADVISORS
Owner 3:	
Street 1:	1 MARINA PARK DR SUITE 1150
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02210 Type:

PREVIOUS OWNER

Owner 1:	STANZLER ALAN L -
Owner 2:	-
Street 1:	15 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This Parcel contains 1.138 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1937, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 6 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		37829		SQUARE FE	PRIME SITE		0	8.3	1.780	R4									558,994						559,000	
101	ONE FAM		0.27		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									8,100						8,100	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
101	966,600		1.138	567,100	1,533,700	1416	0	
							GIS Ref	
							GIS Ref	
Total Card 966,600 1.138 567,100 1,533,700							Entered Lot Size	
Total Parcel 966,600 1.138 567,100 1,533,700							Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 274.41		/Parcel: 274.41		Insp Date	
							06/13/13	
							Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	945,600	0	1.138	552,300	1,497,900	1,497,900	Create Final value 2019	6/4/2019
2018	101	FV	945,600	0	1.138	552,300	1,497,900	1,497,900	Year End Roll	9/28/2017
2017	101	FV	880,400	0	1.138	546,900	1,427,300	1,427,300	Year End Roll	9/29/2016
2016	101	FV	854,900	0	1.138	531,400	1,386,300	1,386,300	Year End Roll	1/14/2016
2015	101	FV	847,200	0	1.138	492,300	1,339,500	1,339,500	Year End	10/2/2014
2014	101	FV	793,700	0	1.138	459,300	1,253,000	1,253,000	Year End Roll	1/23/2014
2013	101	FV	795,800	0	.868	437,800	1,233,600	1,233,600	Year End Roll	10/25/2012
2012	101	FV	811,600	0	.868	454,600	1,266,200	1,266,200	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STANZLER ALAN L	37606-488		1/8/2003		1381500	No	No			
STANZLER ALAN L	34068-246		11/15/2001	DIVORCE/ESTA		1	No	No		
SHELLY COLLINGW	14228-467		3/3/1981		260000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/11/2013	5471	MANUAL	10,000	C				install a generato
1/14/2013	5295	RENOVATI	8,561	C				sheet metal work t
1/10/2013	5293	POOL HOU	15,000	C	6/13/2013			reno a bmt
1/11/2007	3604	RENO-ADD	600,000	C	6/7/2007			contr. add to kit
12/22/2006	3593	RENO-ADD	32,965	C	6/7/2007			14x16 foundation a

ACTIVITY INFORMATION

Date	Result	By	Name
6/13/2013	MEAS/EXT INS	25	D ERSKINE
6/17/2008	PERMIT VISIT	100	
6/7/2007	MEAS/EXT INS	100	
3/13/2004	M&L COMPLETE	615	
10/13/2001	M&L EXTERIOR	613	
5/31/1996	MEAS+INSPCTD	606	
9/19/1995	MEAS/EXT INS	606	
2/22/1995	MEAS/EXT INS	601	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	74 21 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:	

PRINT

Date	Time
09/30/19	20:30:50

LAST REV

Date	Time
12/13/17	16:15:25

blakeley  
2018

**GENERAL INFORMATION**

Type:	6 - COLONIAL		
Sty Ht:	2A - 2A		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:		%	
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	5	Rating:	AVERAGE
WSFlue:		Rating:	

**COMMENTS**

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**GENERAL INFORMATION**

Grade:	A- - V GOOD-		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

**CONDO INFORMATION**

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

**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	RM	13	BR	6	Bath	4	HB	1

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:		%	
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:		%	
Bsmnt Flr:			

**DEPRECIATION**

Phys Cond:	EX - Excellent	7.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		7%

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

**RES BREAKDOWN**

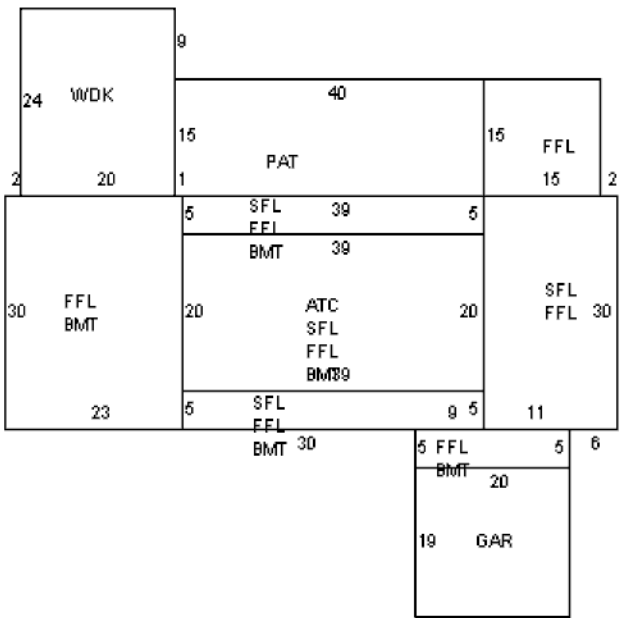
No Unit	RMS	BRS	FL
1	13	6	1
Totals			
1	13	6	1

**CALC SUMMARY**

Basic \$ / SQ:	94.00
Size Adj.:	0.88714284
Const Adj.:	1.01999998
Adj \$ / SQ:	85.059
Other Features:	113206
Grade Factor:	1.75
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	1039339
Depreciation:	72754
Depreciated Total:	966585

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1421654.468
Juris. Factor:		Val/Su Fin:	172.95	
Special Features:	0	Val/Su Net:	120.39	
Final Total:	966600	Val/Su SzAd:	220.94	

**SKETCH****SPEC FEATURES/YARD ITEMS**

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

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,695	85.060	229,235	
BMT	BASEMENT	1,960	31.900	62,519	
SFL	2ND FLOOR	1,680	85.060	142,900	
PAT	PATIO	600	7.000	4,200	
WDK	WOOD DECK	480	17.220	8,265	
GAR	GARAGE	380	36.000	13,680	
ATC	ATTIC	234	85.060	19,904	
Net Sketched Area:		8,029	Total:	480,703	
Size Ad	4375	Gross Area	8575	FinArea	5589

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

**IMAGE***AssessPro* Patriot Properties, Inc

More: N	Total Yard Items:	Total Special Features:	Total:
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