



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PATTERSON TR 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: N
Postal:	02210 Type:

PREVIOUS OWNER

Owner 1:	STANZLER ALAN L TR -
Owner 2:	BEAVER REALTY TRUST -
Street 1:	105 JERICHO RD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02493

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
131	POTENTL		50094		SQUARE FE	PRIME SITE		0	8.3	1.418	R4									589,534						589,500	

Total AC/HA:	1.15000	Total SF/SM:	50094.00	Parcel LUC:	131	POTENTL	Prime NB Desc	RES CAT 4	Total:	589,534	SpI Credit	Total:	589,500
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
131			1.150	589,500	589,500	3814	0
Total Card							1.150
Total Parcel							1.150
Source: Market Adj Cost							Total Value per SQ unit /Card: N/A /Parcel: N/A
Entered Lot Size							
Total Land:							
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	131	FV		0	1.15	573,900	573,900	573,900	Create Final value 2019	6/4/2019
2018	131	FV		0	1.15	573,900	573,900	573,900	Year End Roll	9/28/2017
2017	131	FV		0	1.15	568,200	568,200	568,200	Year End Roll	9/29/2016
2016	131	FV		0	1.15	551,900	551,900	551,900	Year End Roll	1/14/2016
2015	131	FV		0	1.326	509,900	509,900	509,900	Year End	10/2/2014
2014	131	FV		0	1.326	475,700	475,700	475,700	Year End Roll	1/23/2014
2013	131	FV		0	1.2	465,900	465,900	465,900	Year End Roll	10/25/2012
2012	131	FV		0	1.2	483,900	483,900	483,900	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	43033-498		6/11/2004		612500	No	No			
STANZLER ALAN L	34068-242		11/15/2001	CONVENIENC		1	No	No		
STANZLER ALAN L	32838-86		5/10/2001	CONVENIENC		1	No	No		
COLLINGWOOD SHE	14228-469		3/3/1981		60000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	74 21 1
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	20:31:02

LAST REV

Date	Time
12/13/17	16:18:14

blakeley 2019

