## PROPERTY LOCATION

- **Lot No:** 16
- **Sublot No:** 0
- **Street/City:** BEAVER POND RD, LINCOLN
- **Town/City:** LINCOLN
- **State:** MA
- **Postal Code:** 01773-3309
- **St/Prov:** MA
- **Twn/City:** LINCOLN
- **Owner 1:** BRONSTEIN ERICA
- **Owner 2:** BRONSTEIN TIM-A
- **Owner 3:** KELLY TIM-R
- **Owner 4:** KELLY TIM-S

### PROPERTY FACTORS

- **1138:** ADDITION & RMDL KI
- **1336:** ADDITION
- **2:** SIGN
- **3:** GIANT EXIST

### BUILDING PERMITS

- **Date:** 11/21/1998
- **Number:** 1336
- **Descrip:** ADDITION
- **Amount:** 45,000
- **C/O:** C
- **Last Visit:** 6/29/1998
- **Fed Code:** 613
- **F. Descrip:** ADDITION & RMDL KI
- **Comment:**

### ACTIVITY INFORMATION

- **Date:** 10/16/2018
- **Result:** 2145
- **By Name:** 2019
- **Name:** CESKI

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### NARRATIVE DESCRIPTION

- This Parcel contains 2.717 ACRES of land mainly classified as ONE FAM with an ADDITION & RMDL KI. It is located at 58 BEAVER POND RD.
- The building is a single-family house with 3.5 baths, 4 bedrooms, and 1 half bath.
- The construction year is 1950.

### BUILDING

- **Type:** ADDITION
- **Purpose:** RMDL KI
- **Square Feet:** 45,000
- **Location:** LINCOLN

### LAND FACTORS

- **Land Type:** RESIDENTIAL
- **Depth/Price Units:** 664,000
- **Area:** 5,280
- **Waterfront:** 30,000
- **Neigh:** 0.2
- **Neigh Adj:** 0
- **Neigh Infl:** 8.3
- **Neigh Mod:** 1.000
- **Neigh Int:** 8.3
- **Neigh Int Adj:** 0.200
- **Neigh Int Mod:** 1.000

### TOTAL ASSESSED

- **Total Asses'd Value:** 1,051,700
- **sale Price:** 293,750
- **Amount:** 293,750
- **Infl 1:** 669,300
- **Infl 2:** 382,400
- **Infl 3:** 101,570
- **Land Value:** 669,300
- **Total Value:** 1,051,700

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**Disclaimer:** This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2020

2019
### Residential Grid

<table>
<thead>
<tr>
<th>Level</th>
<th>FY</th>
<th>LR</th>
<th>DR</th>
<th>D</th>
<th>KR</th>
<th>RR</th>
<th>BR</th>
<th>FB</th>
<th>HB</th>
<th>L</th>
<th>O</th>
</tr>
</thead>
<tbody>
<tr>
<td>1566</td>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
<td>5</td>
<td>6</td>
<td>7</td>
<td>8</td>
<td>9</td>
<td>10</td>
<td>11</td>
</tr>
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</table>

### Comparative Sales

<table>
<thead>
<tr>
<th>Code</th>
<th>Description</th>
<th>Area - SQ</th>
<th>Rate - AV</th>
<th>Undep Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>FFL</td>
<td>1ST FLOOR</td>
<td>2,023</td>
<td>88.750</td>
<td>179,533</td>
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<tr>
<td>LLV</td>
<td>LOWR LEVEL</td>
<td>1,832</td>
<td>100.950</td>
<td>184,938</td>
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<tr>
<td>PAT</td>
<td>PATIO</td>
<td>492</td>
<td>7.000</td>
<td>3,444</td>
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<tr>
<td>CPT</td>
<td>CARPORT</td>
<td>374</td>
<td>22.000</td>
<td>8,228</td>
</tr>
<tr>
<td>EFP</td>
<td>ENCL PORCH</td>
<td>48</td>
<td>36.000</td>
<td>1,728</td>
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### Remodeling

<table>
<thead>
<tr>
<th>Exterior</th>
<th>No Unit</th>
<th>RMS</th>
<th>BRs</th>
<th>FL</th>
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</thead>
<tbody>
<tr>
<td>Totals</td>
<td>1</td>
<td>9</td>
<td>4</td>
<td></td>
</tr>
</tbody>
</table>

### Depreciation

- **Avg Ht/Fl:** 2 - PLASTER
- **Sec Int Wall:** 2 - PLASTER
- **Partition:** E - EXTENSIVE
- **Prim Floors:** 12 - CONCRETE