

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 26 | | BEAVER POND RD, LINCOLN |

OWNERSHIP

| | |
|-----------|--------------------------|
| Owner 1: | PARKS TR STACEY A |
| Owner 2: | |
| Owner 3: | BEAVER POND REALTY TRUST |
| Street 1: | 26 BEAVER POND RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------------|
| Owner 1: | TANG ERIC - |
| Owner 2: | TANG DOREEN - |
| Street 1: | 22 ANTHEM CREEK CIRCLE |
| Twn/City: | HENDERSON |
| St/Prov: | NV Cntry |
| Postal: | 89052 |

NARRATIVE DESCRIPTION

This Parcel contains 8.6 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 12. | 1.000 | R6 | | | | | | | | | 960,000 | | | | | | 960,000 | |
| 101 | ONE FAM | | 4.623 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R6 | | | | | | | | | 138,690 | | | | | | 138,700 | |
| 101 | ONE FAM | | 2.14 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R6 | | | | | | | | | 12,840 | | | | | | 12,800 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-------------|
| 101 | 532,700 | | 8.600 | 1,111,500 | 1,644,200 |
| Total Card | 532,700 | | 8.600 | 1,111,500 | 1,644,200 |
| Total Parcel | 532,700 | | 8.600 | 1,111,500 | 1,644,200 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 218.61 | /Parcel: | 218.61 |

| Legal Description | User Acct |
|-------------------|-----------|
| | 0 |
| | GIS Ref |
| | GIS Ref |
| Entered Lot Size | |
| Total Land: | |
| Land Unit Type: | |

| | |
|-----------|----------|
| Insp Date | 04/27/17 |
|-----------|----------|

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 101 | FV | 523,400 | 0 | 8.6 | 1,071,500 | 1,594,900 | 1,594,900 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 496,100 | 0 | 8.6 | 1,046,700 | 1,542,800 | 1,542,800 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 496,100 | 0 | 8.6 | 1,046,700 | 1,542,800 | 1,542,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 487,200 | 0 | 8.6 | 1,046,700 | 1,533,900 | 1,533,900 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 473,300 | 0 | 8.6 | 1,020,300 | 1,493,600 | 1,493,600 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 460,300 | 0 | 8.6 | 956,300 | 1,416,600 | 1,416,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 425,500 | 0 | 8.6 | 943,500 | 1,369,000 | 1,369,000 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 416,800 | 0 | 8.6 | 919,500 | 1,336,300 | 1,336,300 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| TANG ERIC, | 54495-158 | | 4/2/2010 | CHD>SALE | 1250000 | No | No | | | |
| NANCY J. COONS | 16841-543 | | 3/17/1986 | | 500000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------|--------|-------|--------|-----|------------|----------|----------|---------|
| | | | | | | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 4/27/2017 | MEAS/EXT INS | 4 | JG |
| 6/25/2008 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/24/2008 | MEAS+INSPCTD | 100 | |
| 10/13/2001 | M&L EXTERIOR | 613 | |
| 9/21/1995 | MEAS+INSPCTD | 606 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

| | |
|---------------|--------|
| Prior Id # 1: | 73 6 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 |
|----------|----------|
| 10/22/20 | 18:03:57 |

LAST REV

| Date | Time |
|----------|----------|
| 06/22/17 | 13:28:07 |

| | |
|------|------|
| apro | 1998 |
|------|------|

