



Patriot Properties Inc.

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.	1.780	R4									538,790						538,800	
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	974,500		1.138	546,900	1,521,400	1416	0
							GIS Ref
							GIS Ref
Total Card	974,500		1.138	546,900	1,521,400	Entered Lot Size	
Total Parcel	974,500		1.138	546,900	1,521,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		272.21	/Parcel:	272.21	Insp Date
						Land Unit Type:	06/13/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	966,600	0	1.138	567,100	1,533,700	1,533,700	Year End Roll	9/26/2019
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

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

Total AC/HA:	1.13843	Total SF/SM:	49590.01	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	546,890	Spl Credit	Total:	546,900
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