



Patriot Properties Inc.

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 62 | | BEAVER POND RD, LINCOLN |

OWNERSHIP

| | | | |
|-----------|-------------------|-------|------------|
| Owner 1: | KHAFAGY TAMER | | |
| Owner 2: | | | |
| Owner 3: | | | |
| Street 1: | 62 BEAVER POND RD | | |
| Street 2: | | | |
| Twn/City: | LINCOLN | | |
| St/Prov: | MA | Cntry | Own Occ: Y |
| Postal: | 01773-3309 | | Type: |

PREVIOUS OWNER

| | | | |
|-----------|-------------------|-------|--|
| Owner 1: | MENKIS - LINDA M | | |
| Owner 2: | - | | |
| Street 1: | 62 BEAVER POND RD | | |
| Twn/City: | LINCOLN | | |
| St/Prov: | MA | Cntry | |
| Postal: | 01773-3309 | | |

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1947, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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 Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|----------|-------------|----------|-------------|--------------------|-----------|------------|-----------|------------|------------|-------|-------|-------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 64904 | | SQUARE FE | PRIME SITE | | 0 | 8. | 1.163 | R4 | | | | | | | | | 603,770 | | | | | | 603,800 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|-------------------------|----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 344,500 | 29,200 | 1.490 | 603,800 | 977,500 |
| Total Card | | 344,500 | 29,200 | 1.490 | 977,500 |
| Total Parcel | | 344,500 | 29,200 | 1.490 | 977,500 |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: | | 292.91 | /Parcel: 292.91 |

| Legal Description | User Acct |
|-------------------|-----------|
| | |
| | GIS Ref |
| | GIS Ref |
| 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 |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2020 | 101 | FV | 336,700 | 29200 | 1.49 | 626,400 | 992,300 | 992,300 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 331,300 | 29200 | 1.49 | 609,800 | 970,300 | 970,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 331,300 | 29200 | 1.49 | 609,800 | 970,300 | 970,300 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 325,800 | 29200 | 1.49 | 603,800 | 958,800 | 958,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 323,000 | 29200 | 1.49 | 586,400 | 938,600 | 938,600 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 314,700 | 29200 | 1.49 | 542,600 | 886,500 | 886,500 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 292,500 | 29200 | 1.49 | 505,700 | 827,400 | 827,400 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 287,000 | 29200 | 1.49 | 490,600 | 806,800 | 806,800 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|--------------|------------|----|-----|-------|-----------------|-------|
| MENKIS,LINDA M | 71451-325 | | 8/9/2018 | | 1100000 | No | No | | | |
| MENKIS JONATHAN | 55503-147 | | 10/1/2010 | DIVORCE/ESTA | | 1 | No | No | | |
| MCCUNE WILLIAM | 22189-183 | | 7/6/1992 | | 293000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|-----------|----------|---------|-----|------------|----------|----------|-------------------|
| 9/5/2019 | R-19-0134 | MANUAL | 5,500 | C | 12/30/2019 | | | Install a 10'x20' |
| 7/26/2004 | 2987 | ADDITION | 290,000 | C | 5/28/2005 | | | 2nd fl addi |
| 9/19/1995 | 816-95 | GARAGE | 50,000 | C | 6/14/1996 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 6/16/2020 | QUESTIONNAIR | 624 | W Coelho |
| 10/6/2011 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/28/2005 | MEAS+INSPCTD | 615 | |
| 10/13/2001 | M&L COMPLETE | 613 | |
| 9/22/1995 | MEAS+INSPCTD | 606 | |
| 11/6/1994 | FIELDREV CHG | 600 | |
| 6/20/1994 | FIELDREV CHG | 600 | |
| 5/1/1992 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

