



**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 10 |        | BEAVER POND RD, LINCOLN |

**OWNERSHIP**

|           |                                |       |            |
|-----------|--------------------------------|-------|------------|
| Owner 1:  | SOBOL TR ANNE BUXTON           |       |            |
| Owner 2:  |                                |       |            |
| Owner 3:  | RICHARD & ANNE SOBOL LIV TRUST |       |            |
| Street 1: | 10 BEAVER POND ROAD            |       |            |
| Street 2: |                                |       |            |
| Twn/City: | LINCOLN                        |       |            |
| St/Prov:  | MA                             | Cntry | Own Occ: Y |
| Postal:   | 01773                          | Type: |            |

**PREVIOUS OWNER**

|           |                     |       |  |
|-----------|---------------------|-------|--|
| Owner 1:  | GREENSPUN - PHILLIP |       |  |
| Owner 2:  | -                   |       |  |
| Street 1: | 10 BEAVER POND ROAD |       |  |
| Twn/City: | LINCOLN             |       |  |
| St/Prov:  | MA                  | Cntry |  |
| Postal:   | 01773               |       |  |

**NARRATIVE DESCRIPTION**

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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: |      |             |     | Topo    |      |        |
| D          |      |             |     | Street  | 1    | PAVED  |
| s          |      |             |     | 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     |          | 42688       |                    | SQUARE FE | PRIME SITE |           | 0          | 8.56       | 1.612 | R4    |            |           |        |   |        |   |        |   | 588,983         |           |   |           |        |      | 589,000   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value                        | Yard Items | Land Size       | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|---------------------------------------|------------|-----------------|------------|-------------|-------------------|-----------|
| 101                     | 281,200                               | 1,600      | 0.980           | 589,000    | 871,800     |                   | 0         |
|                         |                                       |            |                 |            |             |                   | GIS Ref   |
|                         |                                       |            |                 |            |             |                   | GIS Ref   |
| Total Card              | 281,200                               | 1,600      | 0.980           | 589,000    | 871,800     | Entered Lot Size  |           |
| Total Parcel            | 395,000                               | 1,600      | 0.980           | 589,000    | 985,600     | Total Land:       |           |
| Source: Market Adj Cost | Total Value per SQ unit /Card: 351.25 |            | /Parcel: 356.84 |            |             | Land Unit Type:   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021   | 101 | FV  | 384,900    | 1600      | .98       | 550,500    | 937,000     | 937,000       | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 379,600    | 1600      | .98       | 571,100    | 952,300     | 952,300       | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 367,500    | 1600      | .98       | 556,000    | 925,100     | 925,100       | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 367,500    | 1600      | .98       | 556,000    | 925,100     | 925,100       | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 362,200    | 1600      | .98       | 550,500    | 914,300     | 914,300       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 359,400    | 1600      | .98       | 534,600    | 895,600     | 895,600       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 354,700    | 1600      | .98       | 494,700    | 851,000     | 851,000       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 333,800    | 1600      | .98       | 461,000    | 796,400     | 796,400       | Year End Roll           | 1/23/2014  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| GREENSPUN,PHILL | 78481-386 |      | 8/16/2021 |           | 1,750,000  | No | No  |       |                 |       |
| KREGER,DAVID    | 63857-424 |      | 7/2/2014  |           | 940,000    | No | No  |       |                 |       |
| ZOCK ROBERT A T | 27535-005 |      | 7/31/1997 |           | 546,880    | No | No  |       | 1/3 INT. 74-15  |       |
| PAULA BENNETT   | 13172-267 |      | 4/15/1977 | FAMILY    |            | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number    | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|-----------|-----------|----------|--------|-----|------------|----------|----------|--------------------|
| 5/13/2021 | R-21-0088 | ROOF     | 26,150 | C   |            |          |          | Strip & re-roof ho |
| 6/20/2017 | 6781      | WDK      | 4,200  | C   |            |          |          | Replace decking ma |
| 1/14/2015 | 5826      | RENOVATI | 95,000 | C   | 1/14/2015  |          |          | Renovate first flo |
| 9/2/2014  | 5883      | MANUAL   | 16,000 | C   |            |          |          | Sheet metal work t |
| 5/10/2011 | 4718      | RENOVATI | 27,425 | C   | 5/29/2012  |          |          | reno kitchen; remo |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 5/18/2015  | PERMIT VISIT | 619 | DH        |
| 5/29/2012  | MEAS+INSPCTD | 25  | D ERSKINE |
| 6/25/2008  | MEAS/EXT INS | 25  | D ERSKINE |
| 11/14/2001 | M&L COMPLETE | 613 |           |
| 9/19/1995  | MEAS+INSPCTD | 606 |           |

Sign: VERIFICATION OF VISIT NOT DATA

