



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
0		BEAVER POND RD, LINCOLN

**OWNERSHIP**

Owner 1:	PATTERSON TR 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: N
Postal:	02210 Type:

**PREVIOUS OWNER**

Owner 1:	STANZLER ALAN L TR -
Owner 2:	BEAVER REALTY TRUST -
Street 1:	105 JERICHO RD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02493

**NARRATIVE DESCRIPTION**

This Parcel contains 1.15 ACRES of land mainly classified as POTENTL

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
131	POTENTL		50094		SQUARE FE	PRIME SITE		0	8.56	1.418	R4									608,001						608,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
131			1.150	608,000	608,000	3814
Total Card			1.150	608,000	608,000	Entered Lot Size
Total Parcel			1.150	608,000	608,000	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A
						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	131	FV		0	1.15	568,200	568,200	568,200	Year End Roll	10/15/2020
2020	131	FV		0	1.15	589,500	589,500	589,500	Year End Roll	9/26/2019
2019	131	FV		0	1.15	573,900	573,900	573,900	Create Final value 2019	6/4/2019
2018	131	FV		0	1.15	573,900	573,900	573,900	Year End Roll	9/28/2017
2017	131	FV		0	1.15	568,200	568,200	568,200	Year End Roll	9/29/2016
2016	131	FV		0	1.15	551,900	551,900	551,900	Year End Roll	1/14/2016
2015	131	FV		0	1.326	509,900	509,900	509,900	Year End	10/2/2014
2014	131	FV		0	1.326	475,700	475,700	475,700	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STANZLER ALAN L	43033-498		6/11/2004		612,500	No	No			
STANZLER ALAN L	34068-242		11/15/2001	CONVENIENC		1	No	No		
STANZLER ALAN L	32838-86		5/10/2001	CONVENIENC		1	No	No		
COLLINGWOOD SHE	14228-469		3/3/1981		60,000	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**USER DEFINED**

Prior Id # 1:	74 21 1
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
09/30/21	20:51:17

**LAST REV**

Date	Time
12/13/17	16:18:14
blakeley	
2019	

