



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|-------------------------------|------------|-------------------------|
| 65 | | BEAVER POND RD, LINCOLN |
| Unit #: _____ | | |
| Owner 1: MANDELKORN RICHARD S | | |
| Owner 2: WELSH SUSAN L | | |
| Owner 3: | | |
| Street 1: 65 BEAVER POND RD | | |
| Street 2: | | |
| Twn/City: LINCOLN | | |
| St/Prov: | MA | Cntry: _____ Own Occ: Y |
| Postal: | 01773-3308 | Type: _____ |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101 | 498,200 | 5,600 | 1.500 | 647,200 | 1,151,000 |
| Total Card 498,200 5,600 1.500 647,200 1,151,000 | | | | | |
| Total Parcel 498,200 5,600 1.500 647,200 1,151,000 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 253.17 | | /Parcel: 253.17 | |

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

| |
|-----------|
| GIS Ref |
| GIS Ref |
| Insp Date |
| 05/08/14 |

PREVIOUS OWNER

| | |
|-----------|--|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | |
| Postal: | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 101 | FV | 491,800 | 5600 | 1.5 | 604,800 | 1,102,200 | 1,102,200 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 441,100 | 5600 | 1.5 | 627,500 | 1,074,200 | 1,074,200 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 425,900 | 5600 | 1.5 | 610,900 | 1,042,400 | 1,042,400 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 425,900 | 5600 | 1.5 | 610,900 | 1,042,400 | 1,042,400 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 418,200 | 5600 | 1.5 | 604,800 | 1,028,600 | 1,028,600 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 418,200 | 5600 | 1.5 | 587,400 | 1,011,200 | 1,011,200 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 402,700 | 5600 | 1.5 | 543,600 | 951,900 | 951,900 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 388,100 | 5600 | 1.5 | 506,500 | 900,200 | 900,200 | Year End Roll | 1/23/2014 |

PRINT

| Date | Time |
|----------|----------|
| 09/30/21 | 21:09:56 |

LAST REV

| Date | Time |
|----------|----------|
| 10/26/17 | 10:38:26 |

blakeley
2134

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 85 11 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: | |

NARRATIVE DESCRIPTION

This Parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 Bdrms.

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif |
|-----------------|-----------|------|-----------|-----------|------------|----|-----|-------|
| JOHNSON STEPHEN | 25458-267 | | 6/30/1995 | | 611,000 | No | No | |
| FISHER, MADGE K | 24839-238 | | 9/7/1994 | | 449,000 | No | No | |
| | 8780-416 | | 8/19/1956 | | 27,500 | No | No | |

TAX DISTRICT

PAT ACCT.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------------|--------|----------|--------|-----|------------|----------|-----------|--------------------|
| 8/21/2017 | 6826 | WINDOWS | 4,918 | C | | | | Replace a window - |
| 9/16/2013 | 5548 | RENOVATI | 70,000 | C | 5/8/2014 | | | |
| 11/13/1997 | 1303 | RENOVATI | 5,000 | C | 6/29/1998 | | | 6/29/98 100% |
| 9/15/1997 | 1275 | RENO-GAR | 50,000 | C | 6/29/1998 | | | 6/29/98 100% |
| 10/25/1994 | 601-94 | RENOVATI | 12,000 | C | 8/23/1995 | | | |
| 9/28/1994 | 579-94 | RENOVATI | 9,000 | C | 8/23/1995 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 5/8/2014 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/25/2008 | MEAS+INSPCTD | 25 | D ERSKINE |
| 10/13/2001 | M&L EXTERIOR | 613 | |
| 6/29/1998 | MEAS/EXT INS | 600 | |
| 9/22/1995 | MEAS+INSPCTD | 606 | |
| 8/23/1995 | PERMIT VISIT | 606 | |
| 7/17/1995 | MEAS/EXT INS | 600 | |
| 12/1/1988 | INSPECTED | 601 | |

PROPERTY FACTORS

| Item | Code | Descip | % | Item | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 | | 65340 | | SQUARE FE | PRIME SITE | | 0 | 8.56 | 1.157 | R4 | | | | | | | | | 647,153 | | | | | | 647,200 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 1.50000 | Total SF/SM: | 65340.00 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 647,153 | Spl Credit | | Total: | 647,200 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

