



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-------------------------|
| 47 | | BEAVER POND RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | HUEBER JOHN W |
| Owner 2: | GNAGEY MARCIA G |
| Owner 3: | |
| Street 1: | 47 BEAVER POND RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773 Type: |

PREVIOUS OWNER

| | |
|-----------|-----------------------|
| Owner 1: | FLEET NATIONAL BANK - |
| Owner 2: | - |
| Street 1: | PO BOX 55851 |
| Twn/City: | BOSTON |
| St/Prov: | MA Cntry |
| Postal: | 02205 5851 |

NARRATIVE DESCRIPTION

This Parcel contains 3.7 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

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

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 | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 9.6 | 1.000 | R5 | | | | | | | | | 768,000 | | | | | | 768,000 | |
| 101 | ONE FAM | | 1.863 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 55,890 | | | | | | 55,900 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 920,700 | 2,400 | 3.700 | 823,900 | 1,747,000 | 3084 | 0 |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 337.37 | | | | | | /Parcel: 337.37 | |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021 | 101 | FV | 890,700 | 2400 | 3.7 | 855,900 | 1,749,000 | 1,749,000 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 883,500 | 2400 | 3.7 | 855,900 | 1,741,800 | 1,741,800 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 864,700 | 2400 | 3.7 | 852,700 | 1,719,800 | 1,719,800 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 864,700 | 2400 | 3.7 | 852,700 | 1,719,800 | 1,719,800 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 805,200 | 2400 | 3.7 | 852,700 | 1,660,300 | 1,660,300 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 782,000 | 2400 | 3.7 | 800,700 | 1,585,100 | 1,585,100 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 775,000 | 2400 | 3.7 | 745,500 | 1,522,900 | 1,522,900 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 737,400 | 0 | 3.7 | 735,900 | 1,473,300 | 1,473,300 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-------------|------------|----|-----|-------|-----------------|-------|
| FLEET NATIONAL | 43772-281 | | 9/24/2004 | FORECLOSURE | 1,215,000 | No | No | | | |
| CHURCH ROBERT T | 30391-413 | | 5/10/1999 | CONVENIENC | | 1 | No | No | | |
| | 7295-400 | | 6/19/1948 | | 1,000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------------|--------|----------|---------|-----|------------|----------|-----------|--------------------|
| 11/21/2006 | 3571 | RENOVATI | 91,000 | C | 6/8/2007 | | | remodel kit,fin ro |
| 4/18/2005 | 3159 | RENO-ADD | 487,000 | C | 6/13/2006 | | | renobaths,stairwel |
| 12/20/2004 | 3105 | RENOVATI | 41,500 | C | 6/8/2007 | | | baywd,remod2nd&3rd |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 8/14/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 8/14/2013 | MEAS/EXT INS | 25 | D ERSKINE |
| 6/8/2007 | MEAS/EXT INS | 100 | |
| 6/13/2006 | MEAS+INSPCTD | 615 | |
| 5/28/2005 | MEAS+INSPCTD | 615 | |
| 10/13/2001 | M&L COMPLETE | 613 | |
| 9/21/1995 | MEAS+INSPCTD | 606 | |
| 5/1/1991 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

