



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:						
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		42688		SQUARE FE	PRIME SITE		0	9.25	1.612	R4									636,459						636,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	506,000	1,000	0.980	636,500	1,143,500
Total Card	506,000	1,000	0.980	636,500	1,143,500
Total Parcel	919,300	1,000	0.980	636,500	1,556,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		460.72	/Parcel: 563.65

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	05/31/22

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	395,000	1600	.98	589,000	985,600	985,600	Year End Roll	10/19/2021
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

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	PVT SALE	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
4/12/2022	R-22-0052	SOLAR PA	45,882	O	4/12/2022			Install 34 roof-mo
2/7/2022	MEC-22-000	MANUAL	4,000	O				Install a single z
2/3/2022	R-22-0023	RENOVATI	38,000	O	6/21/2022			Interior alteratio
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
5/31/2022	INSPECTED	625	J Frank
12/2/2021	INSPECTED	5	TB
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

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 2
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B	- GOOD
Year Blt:	1968	Eff Yr Blt: 2000
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	9	- ABOVE AVG
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		

Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	2	- GAS
Heat Type:	3	- FORCED H/W
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	SHED/FR	D	Y	1	12x12	A	GD	2000	15.00	T	55	101			1,000			1,000

More: N Total Yard Items: 1,000 Total Special Features: Total: 1,000

BATH FEATURES

Full Bath:	2	Rating: GOOD
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: GOOD
A HBth:		Rating:
OthrFix:	1	Rating: GOOD

OTHER FEATURES

Kits:	1	Rating: GOOD
A Kits:		Rating:
Frpl:		Rating:
WSFlue:		Rating:

CONDO INFORMATION

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

DEPRECIATION

Phys Cond:	AV	- Average	11.1%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			11.1%

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	0.99174052
Const Adj.:	1.01999998
Adj \$ / SQ:	127.458
Other Features:	63369
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	568585
Depreciation:	62544
Depreciated Total:	506040

COMMENTS

ALSO 1/3 UNDIVIDED INTEREST IN 74 15 0.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	7	BR:	4	Baths:	2	HB:	1				

REMODELING

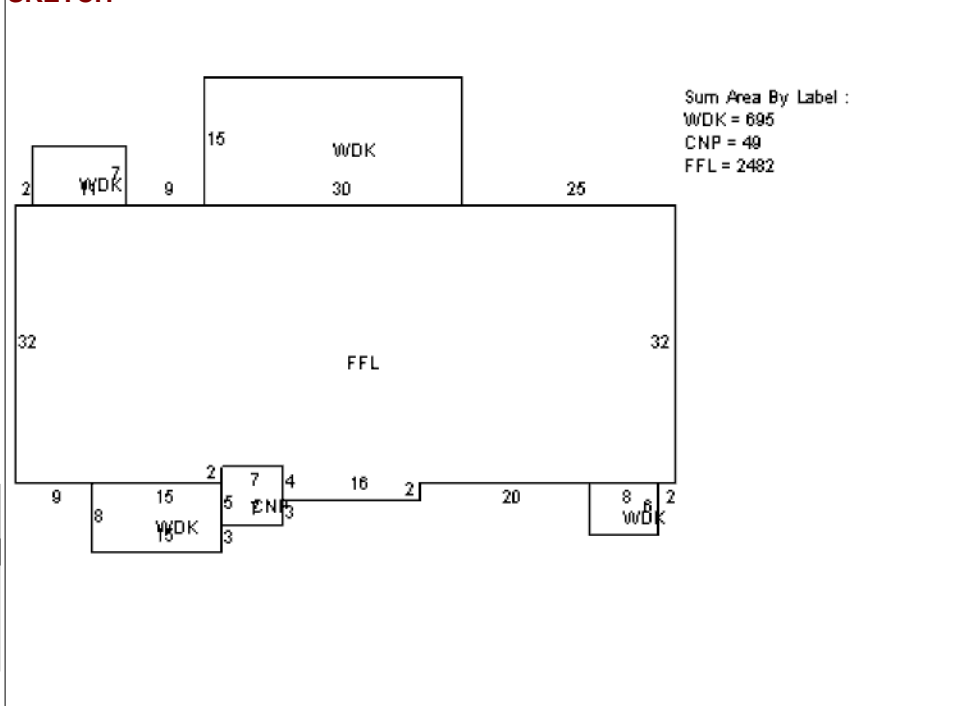
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	398443.8311
Juris. Factor:		Before Depr:	184.81	
Special Features:	0	Val/Su Net:	156.85	
Final Total:	506000	Val/Su SzAd:	203.87	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,482	127.460	316,352
WDK	WOOD DECK	695	16.300	11,329
CNP	CANOPY	49	22.000	1,078
Net Sketched Area:	3,226	Total:		328,759
Size Ad	2482	Gross Area	3226	FinArea 2482

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

