



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		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:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry:	
Postal:		Type:	

**NARRATIVE DESCRIPTION**

This Parcel contains .98 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1968, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 1 Rooms, and 1 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		0		NO UNITS	NOLAND		0	0.	0.000	R4																

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	413,300		0.000		413,300		0
							GIS Ref
							GIS Ref
							Insp Date
							01/06/22
Total Card	413,300		0.000		413,300	Entered Lot Size	
Total Parcel	919,300	1,000	0.980	636,500	1,556,800	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 1,476.07		/Parcel: 563.65			Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/6/2022	INSPECTED	5	TB
9/19/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total:	Spl Credit	Total:
----------------------	-------------------	-------------------------	-------------------------	--------	------------	--------

**EXTERIOR INFORMATION**

Type:	19	-	RANCH
Sty Ht:	1	-	1
(Liv) Units:	1	Total:	2
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	2	-	CLAPBOARD
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 %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:	250000		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1	-	DRYWALL
Sec Int Wall:			
Partition:	T	-	TYPICAL
Prim Floors:	3	-	HARDWOOD
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	-	TYPICAL
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	3	-	ELECTRIC
Heat Type:	6	-	ELECTRC BB
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	1	-	DRYWALL
Sec Int Wall:			
Partition:	T	-	TYPICAL
Prim Floors:	3	-	HARDWOOD
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	-	TYPICAL
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	3	-	ELECTRIC
Heat Type:	6	-	ELECTRC BB
# Heat Sys:	1		
% Heated:	100	% AC:	0
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

More: N

**BATH FEATURES**

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

**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:	GD	-	Good	7.7%
Functional:				
Economic:				
Special:				
Override:				
Total:	7.7%			

**CALC SUMMARY**

Basic \$ / SQ:	118.00
Size Adj.:	2.40000010
Const Adj.:	0.99959999
Adj \$ / SQ:	283.087
Other Features:	38250
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	176902
Depreciation:	13621
Depreciated Total:	163280

**COMMENTS**

--

**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	S	1	BR	S	1	Bath	S	1	HB		

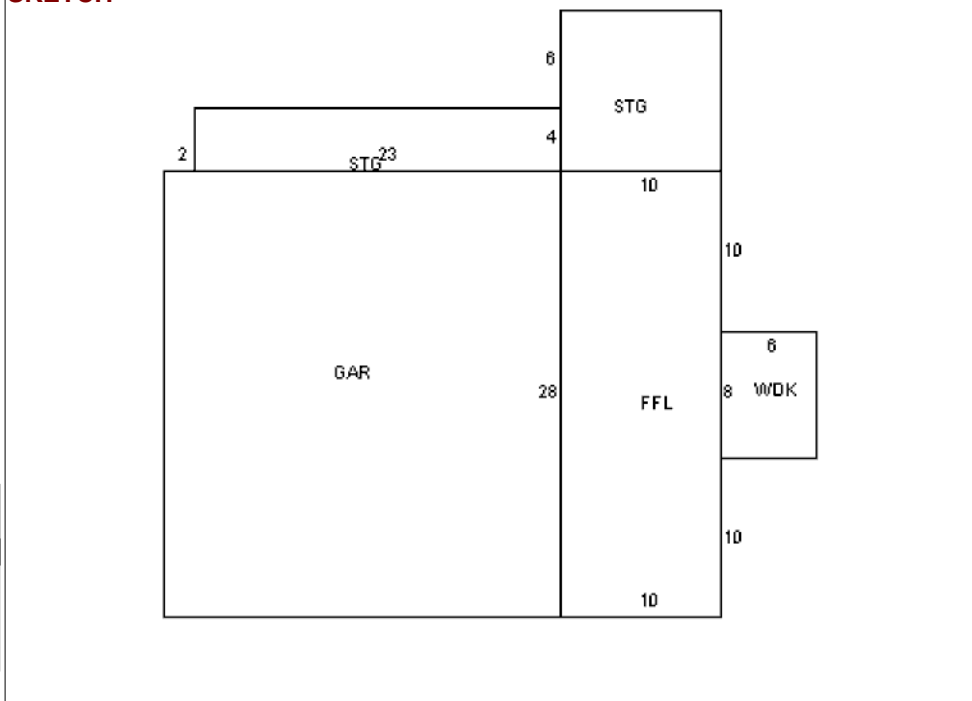
**REMODELING**

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
1	1	1	1

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Before Depr:	339.70		
Special Features:	0	Val/Su Net:	338.77		
Final Total:	413300	Val/Su SzAd	1,476.07		

**PARCEL ID** 152 8 0**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GAR	GARAGE	700	36.000	25,200	
FFL	1ST FLOOR	280	283.090	79,264	
STG	STORAGE	192	15.000	2,880	
WDK	WOOD DECK	48	38.000	1,824	
Net Sketched Area:		1,220	Total:	109,168	
Size Ad	280	Gross Area	1220	FinArea	280

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

**IMAGE**Total Yard Items:  Total Special Features: Total: