

Town Of Lincoln

!2146!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KHAFAGY TAMER		
Owner 2:			
Owner 3:			
Street 1:	62 BEAVER POND RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3309		Type:

PREVIOUS OWNER

Owner 1:	MENKIS - LINDA M		
Owner 2:	-		
Street 1:	62 BEAVER POND RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-3309		

NARRATIVE DESCRIPTION

This Parcel contains 1.49 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1947, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		64904		SQUARE FE	PRIME SITE		0	11.4	1.163	R4									860,372						860,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	476,400	22,100	1.490	860,400	1,358,900
Total Card	476,400	22,100	1.490	860,400	1,358,900
Total Parcel	476,400	22,100	1.490	860,400	1,358,900
Source:	Market Adj Cost		Total Value per SQ unit /Card:		407.20
			/Parcel:		407.20

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

GIS Ref
GIS Ref
Insp Date
12/04/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	412,600	22100	1.49	698,100	1,132,800	1,132,800	Year end	11/3/2022
2022	101	FV	354,700	29200	1.49	646,000	1,029,900	1,029,900	Year End Roll	10/19/2021
2021	101	FV	344,500	29200	1.49	603,800	977,500	977,500	Year End Roll	10/15/2020
2020	101	FV	336,700	29200	1.49	626,400	992,300	992,300	Year End Roll	9/26/2019
2019	101	FV	331,300	29200	1.49	609,800	970,300	970,300	Create Final value 2019	6/4/2019
2018	101	FV	331,300	29200	1.49	609,800	970,300	970,300	Year End Roll	9/28/2017
2017	101	FV	325,800	29200	1.49	603,800	958,800	958,800	Year End Roll	9/29/2016
2016	101	FV	323,000	29200	1.49	586,400	938,600	938,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MENKIS,LINDA M	71451-325		8/9/2018		1,100,000	No	No	
MENKIS JONATHAN	55503-147		10/1/2010	DIVORCE/ESTA		1	No	No
MCCUNE WILLIAM	22189-183		7/6/1992		293,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/5/2019	R-19-0134	MANUAL	5,500	C	12/30/2019			Install a 10'x20'
7/26/2004	2987	ADDITION	290,000	C	5/28/2005			2nd fl addi
9/19/1995	816-95	GARAGE	50,000	C	6/14/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
6/16/2020	QUESTIONNAIR	624	W Coelho
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS+INSPECTD	615	
10/13/2001	M&L COMPLETE	613	
9/22/1995	MEAS+INSPECTD	606	
11/6/1994	FIELDREV CHG	600	
6/20/1994	FIELDREV CHG	600	
5/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

