



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	GREENSPUN PHILLIP
Owner 2:	
Owner 3:	
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:	KREGER - DAVID
Owner 2:	BODNER - RONIT Z
Street 1:	30 ASHCROFT RD
Twn/City:	SHARON
St/Prov:	MA Cntry
Postal:	02067

**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 Infru	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	8.	1.612	R4									550,451						550,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	272,200	1,600	0.980	550,500	824,300		0
							GIS Ref
							GIS Ref
Total Card	272,200	1,600	0.980	550,500	824,300	Entered Lot Size	
Total Parcel	384,900	1,600	0.980	550,500	937,000	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 332.11		/Parcel: 339.25		Land Unit Type:		Insp Date
							05/29/12

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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
2014	101	FV	333,800	1600	.98	461,000	796,400	796,400	Year End Roll	1/23/2014
2013	101	FV	327,800	1600	.98	447,200	776,600	776,600	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KREGER,DAVID	63857-424		7/2/2014		940000	No	No			
ZOCK ROBERT A T	27535-005		7/31/1997		546880	No	No		1/3 INT. 74-15	
PAULA BENNETT	13172-267		4/15/1977	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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
5/18/2015	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

