



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PATTERSON TR JEFFREY H
Owner 2:	C/O BATTERY GLOBAL ADVISORS
Owner 3:	
Street 1:	1 MARINA PARK DR SUITE 1150
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02210 Type:

PREVIOUS OWNER

Owner 1:	STANZLER ALAN L TR -
Owner 2:	BEAVER REALTY TRUST -
Street 1:	105 JERICHO RD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02493

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
131	POTENTL		50094		SQUARE FE	PRIME SITE		0	8.	1.418	R4									568,226						568,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
131			1.150	568,200	568,200	3814
Total Card			1.150	568,200	568,200	Entered Lot Size
Total Parcel			1.150	568,200	568,200	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A
						Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	131	FV		0	1.15	589,500	589,500	589,500	Year End Roll	9/26/2019
2019	131	FV		0	1.15	573,900	573,900	573,900	Create Final value 2019	6/4/2019
2018	131	FV		0	1.15	573,900	573,900	573,900	Year End Roll	9/28/2017
2017	131	FV		0	1.15	568,200	568,200	568,200	Year End Roll	9/29/2016
2016	131	FV		0	1.15	551,900	551,900	551,900	Year End Roll	1/14/2016
2015	131	FV		0	1.326	509,900	509,900	509,900	Year End	10/2/2014
2014	131	FV		0	1.326	475,700	475,700	475,700	Year End Roll	1/23/2014
2013	131	FV		0	1.2	465,900	465,900	465,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
STANZLER ALAN L	43033-498		6/11/2004		612500	No	No			
STANZLER ALAN L	34068-242		11/15/2001	CONVENIENC		1	No	No		
STANZLER ALAN L	32838-86		5/10/2001	CONVENIENC		1	No	No		
COLLINGWOOD SHE	14228-469		3/3/1981		60000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

PRINT

Date	Time
10/22/20	18:06:30

LAST REV

Date	Time
12/13/17	16:18:14

USER DEFINED

Prior Id # 1:	74 21 1
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

