

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		OLD FARM RD, LINCOLN

OWNERSHIP

Owner 1:	BEEKMAN HUGO
Owner 2:	BEEKMAN EMILY PARKER
Owner 3:	
Street 1:	31 OLD FARM RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2201 Type:

PREVIOUS OWNER

Owner 1:	LEE - THOMAS H
Owner 2:	-
Street 1:	31 OLD FARM RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2201

NARRATIVE DESCRIPTION

This parcel contains 7.82 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1958, having primarily WOOD SHING Exterior and 3940 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		5.983		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									41,881						41,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7.820	1,043,500	38,200	1,000,300	2,082,000
Total Card	7.820	1,043,500	38,200	1,000,300	2,082,000
Total Parcel	7.820	1,043,500	38,200	1,000,300	2,082,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		528.43	/Parcel: 528.43

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	982,400	35700	7.82	972,300	1,990,400		Year End Roll	12/2/2024
2024	101	FV	949,200	35700	7.82	947,900	1,932,800		Year end	11/9/2023
2023	101	FV	836,400	35700	7.82	775,900	1,648,000	1,648,000	Year end	11/3/2022
2022	101	FV	733,100	46800	7.82	720,700	1,500,600	1,500,600	Year End Roll	10/19/2021
2021	101	FV	854,300	46800	7.82	675,900	1,577,000	1,577,000	Year End Roll	10/15/2020
2020	101	FV	807,800	46800	7.82	699,900	1,554,500	1,554,500	Year End Roll	9/26/2019
2019	101	FV	805,600	46800	7.82	682,300	1,534,700	1,534,700	Create Final va	6/4/2019
2018	101	FV	805,600	46800	7.82	682,300	1,534,700	1,534,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LEE,THOMAS H	1555-8		2/7/2020		1,550,000	No	No		
LEE, BARBARA F	1150-182		1/17/1996	CONVENIENC		No	No		DOC. 992406
DOROTHY C. TARB	820-58		6/20/1972		65,000	No	No		

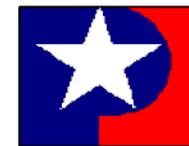
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/1998	1490	RENOVATI	18,500	C	3/31/1999			
3/10/1995	677-95	RENOVATI	215,000	C	8/29/1995			
8/24/1994	551-94	ADDITION	1,000	C	8/29/1995			
7/14/1994	527-94	POOL	27,000	C	8/29/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
5/25/2025	MEAS/EXT INS	6	JN
8/27/2013	MEAS/EXT INS	25	D ERSKINE
6/21/2007	MEAS/EXT INS	616	D MANZELLO
3/31/1999	MEAS+INSPCTD	602	
9/16/1998	MEAS+INSPCTD	602	
2/19/1996	MEAS/EXT INS	606	
8/29/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	51 15 0
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:	
CivilDistrict:	
Ratio:	

!1432!

PRINT

Date	Time
09/26/25	16:24:46

LAST REV

Date	Time
08/06/25	19:15:43

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1432

