

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLIAMS JR BENJAMIN J
Owner 2:	WILLIAMS ELIZABETH
Owner 3:	
Street 1:	32 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1941, having primarily CLAPBOARD Exterior and 3971 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 10 Rooms, and 4 Bdrms.

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:	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		78407.2		SQUARE FE	PRIME SITE		0	11.98	1.01	R4									952,675						952,700	

Total AC/HA:	1.79998	Total SF/SM:	78407	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	952,675	SpI Credit	Total:	952,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.800	838,300	1,500	952,700	1,792,500
Total Card	1.800	838,300	1,500	952,700	1,792,500
Total Parcel	1.800	838,300	1,500	952,700	1,792,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	451.37	/Parcel:	451.37

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	792,600	1400	1.8	924,800	1,718,800		Year End Roll	12/2/2024
2024	101	FV	782,000	1400	1.8	906,600	1,690,000		Year end	11/9/2023
2023	101	FV	776,700	1400	1.8	735,600	1,513,700	1,513,700	Year end	11/3/2022
2022	101	FV	703,100	2000	1.8	680,700	1,385,800	1,385,800	Year End Roll	10/19/2021
2021	101	FV	660,400	2000	1.8	636,200	1,298,600	1,298,600	Year End Roll	10/15/2020
2020	101	FV	655,100	2000	1.8	660,000	1,317,100	1,317,100	Year End Roll	9/26/2019
2019	101	FV	601,500	700	1.8	642,500	1,244,700	1,244,700	Create Final va	6/4/2019
2018	101	FV	601,500	700	1.8	642,500	1,244,700	1,244,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SEAVER JOHN EST	23517-82		8/9/1993		468,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/9/2022	R-22-0098	ROOF	18,878	C	5/26/2022			Strip & re-roof dw
3/5/2002	2442	RENOVATI	30,000	C	6/29/2002			2 bathrooms & relo
5/27/1997	1193	ADDITION	244,000	C	3/7/1998			35% 3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2021	INSPECTED	5	TB
9/20/2018	MEAS+INSPCTD	622	K Cuoco
2/9/2009	MEAS+INSPCTD	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
10/13/2001	M&L COMPLETE	613	
3/7/1998	MEAS+INSPCTD	602	
7/16/1997	MEAS/EXT INS	600	
9/21/1995	MEAS+INSPCTD	606	
7/17/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	73 10 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:	

PRINT

Date	Time
09/26/25	17:34:01

LAST REV

Date	Time
07/05/22	14:41:14

blakeley
1987

