

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CAIL SARAH MORRISON
Owner 2:	
Owner 3:	
Street 1:	24 BEAVER POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ASTRIDS HILLSIDE ACRE LLC -
Owner 2:	-
Street 1:	30 BEAVER POND ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .73 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1940, having primarily WOOD SHING Exterior and 2222 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		31798		SQUARE FE	PRIME SITE		0	11.98	2.06	R4									785,163						785,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.730	645,500	7,500	785,200	1,438,200
Total Card 0.730 645,500 7,500 785,200 1,438,200					
Total Parcel 0.730 645,500 7,500 785,200 1,438,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 647.25		/Parcel: 647.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	456,000	7000	.73	762,200	1,225,200		Year End Roll	12/2/2024
2024	101	FV	453,500	7000	.73	747,200	1,207,700		Year end	11/9/2023
2023	101	FV	398,500	7000	.73	606,200	1,011,700	1,011,700	Year end	11/3/2022
2022	101	FV	348,600	7000	.73	561,000	916,600	916,600	Year End Roll	10/19/2021
2021	101	FV	344,800	7000	.73	524,300	876,100	876,100	Year End Roll	10/15/2020
2020	101	FV	310,500	7000	.73	544,000	861,500	861,500	Year End Roll	9/26/2019
2019	101	FV	300,100	7000	.73	529,600	836,700	836,700	Create Final va	6/4/2019
2018	101	FV	300,100	7000	.73	529,600	836,700	836,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ASTRIDS HILLSID	83038-373		7/24/2024		1,650,000	No	No		
ASTRIDS HILLSID	78867-436		10/7/2021	CONVENIENC		1	No	No	
GLYNN,ASTRID C	78347-348		7/28/2021	DIVORCE/ESTA	1,425,000	No	No		
HALL JEFFREY M,	33802-283		10/10/2001		877,000	No	No		
ASSOC. RELOCATI	25943-542		1/2/1996		450,000	No	No		
WILSON, DOUGLAS	25943-540		1/2/1996	SUBSEQUENT S	450,000	No	No		
CIBEL STANLEY E	22090-281		6/2/1992		270,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/8/2024	R-24-0211	ROOF	14,410	C				Replace shingle ro
10/29/2024	R-24-0203	ROOF	14,410	C				Replace shingle ro
5/20/1998	1427	RENO-ADD	175,000	C	3/20/1999			6/29/98 30%
9/23/1996	1049-96	MANUAL		C	6/5/1997			FIREPL

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
10/6/2011	MEAS/EXT INS	25	D ERSKINE
12/14/2006	MEAS+INSPCTD	100	
4/4/2002	MEAS+INSPCTD	600	
10/13/2001	M&L EXTERIOR	613	
3/20/1999	MEAS+INSPCTD	602	
6/29/1998	MEAS+INSPCTD	600	
9/19/1995	MEAS/EXT INS	606	
6/28/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	73 11 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:	

