

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LUDDEN TR SUSAN W
Owner 2:	
Owner 3:	20 BEAVER POND REALTY TRUST
Street 1:	20 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	LUDDEN - JOHN M
Owner 2:	LUDDEN - SUSAN W
Street 1:	20 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1906, having primarily WOOD SHING Exterior and 2373 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 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		44866		SQUARE FE	PRIME SITE		0	11.98	1.55	R4									832,128						832,100	

Total AC/HA:	1.02998	Total SF/SM:	44866	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	832,128	SpI Credit	Total:	832,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.030	380,400	12,400	832,100	1,224,900
Total Card 1.030 380,400 12,400 832,100 1,224,900					
Total Parcel 1.030 380,400 12,400 832,100 1,224,900					
Source: Market Adj Cost		Total Value per SQ unit /Card:		516.12	/Parcel: 516.12

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	349,300	11500	1.03	807,800	1,168,600		Year End Roll	12/2/2024
2024	101	FV	345,200	11500	1.03	791,800	1,148,500		Year end	11/9/2023
2023	101	FV	296,100	11500	1.03	642,500	950,100	950,100	Year end	11/3/2022
2022	101	FV	254,900	11500	1.03	594,600	861,000	861,000	Year End Roll	10/19/2021
2021	101	FV	234,100	11500	1.03	555,700	801,300	801,300	Year End Roll	10/15/2020
2020	101	FV	229,900	11500	1.03	576,500	817,900	817,900	Year End Roll	9/26/2019
2019	101	FV	227,800	11500	1.03	561,200	800,500	800,500	Create Final va	6/4/2019
2018	101	FV	227,800	11500	1.03	561,200	800,500	800,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LUDDEN,JOHN M	64207-458		9/10/2014	FAMILY	100	No	No		
LUDDEN JOHN M,	48966-172		2/7/2007	FAMILY	1	No	No		Deed states property is 88 Beaver Pond Road.
MATTHEW N. SHER	12375-11		2/5/1973		72,500	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
4/27/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
12/11/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	73 12 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:	

**Legal Description**

Entered Lot Size

Total Land:

Land Unit Type:

Parcel ID 152 11 0

!1989!

PRINT

Date	Time
09/26/25	17:34:16

LAST REV

Date	Time
01/06/22	13:30:03

apros

1989

PAT ACCT.

