

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,302,800 / 1,302,800
 USE VALUE: 1,302,800 / 1,302,800
 ASSESSED: 1,302,800 / 1,302,800



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUG CHRISTOPHER N
Owner 2:	
Owner 3:	
Street 1:	18 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	HUG CHRISTOPHER N -
Owner 2:	BUTLER BARBARA A -
Street 1:	18 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1949, having primarily WOOD Exterior and 3120 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		40075		SQUARE FE	PRIME SITE		0	11.98	1.70	R4									814,910						814,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	487,900		814,900	1,302,800
Total Card 0.920 487,900 814,900 1,302,800					
Total Parcel 0.920 487,900 814,900 1,302,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 417.56		/Parcel: 417.56	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	448,400	0	.92	791,100	1,239,500		Year End Roll	12/2/2024
2024	101	FV	443,300	0	.92	775,500	1,218,800		Year end	11/9/2023
2023	101	FV	382,800	0	.92	629,200	1,012,000	1,012,000	Year end	11/3/2022
2022	101	FV	329,500	0	.92	582,300	911,800	911,800	Year End Roll	10/19/2021
2021	101	FV	319,300	0	.92	544,200	863,500	863,500	Year End Roll	10/15/2020
2020	101	FV	313,900	0	.92	564,600	878,500	878,500	Year End Roll	9/26/2019
2019	101	FV	308,800	0	.92	549,600	858,400	858,400	Create Final va	6/4/2019
2018	101	FV	308,800	0	.92	549,600	858,400	858,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HUG CHRISTOPHER	52020-200		12/29/2008	CONVENIENC		1	No	No	
HUG, CHRISTOPHE	26130-269		3/13/1996	CONVENIENC		1	No	No	
SHAPSE, STEVEN	25101-151		1/3/1995		417,500	No	No		
WERNICKE BRIAN	22202-5		7/10/1992		388,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2014	5801	RENOVATI	800	C				Sheet metal work f
11/15/2013	5602	RENOVATI	410,000	C	5/13/2014			add to 1st fl kit

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
5/13/2014	MEAS/EXT INS	25	D ERSKINE
2/9/2009	MEAS+INSPCTD	25	D ERSKINE
1/12/2002	M&L COMPLETE	613	
1/19/1996	MEAS+INSPCTD	606	
7/7/1995	MEAS/EXT INS	600	
6/15/1994	FIELDREV CHG	600	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.92000 Total SF/SM: 40075 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 814,910 Spl Credit Total: 814,900

