

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KUMLER TR KIPTON C
Owner 2:	
Owner 3:	28 BEAVER POND REALTY TRUST
Street 1:	PO BOX 601
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0501

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 8.16 ACRES of land mainly classified as ONE FAM with a GARAGE Building built about 1997, having primarily WOOD SHING Exterior and 864 Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 1 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

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

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		0		SQUARE FE	PRIME SITE		0	0.	0.00	R6																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 6	Total:		SpI Credit		Total:	
--------------	---------	--------------	---	-------------	-------------	---------------	-----------	--------	--	------------	--	--------	--

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	178,100			178,100
Total Card	0.000	178,100			178,100
Total Parcel	8.160	1,304,500	5,300	1,370,700	2,680,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	206.13	/Parcel:	355.93

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total:		SpI Credit		Total:	
--------	--	------------	--	--------	--



USER DEFINED

Prior Id # 1:	7380
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:	

Parcel ID 152 13 0

!2000!

PRINT

Date	Time
09/26/25	17:35:49

LAST REV

Date	Time
05/31/23	15:47:14

blakeley

2000

