

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VICTORIA TR TERESA
Owner 2:	NEWELL TR SAMUEL
Owner 3:	NEWELL FAMILY 2000 REVOG TRUST
Street 1:	30 BEAVER POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 9.8 ACRES of land mainly classified as ONE FAM with a N/A Building built about , having primarily N/A Exterior and Square Feet, with 0 Unit, 0 Bath, 0 3/4 Bath, 0 HalfBath, 0 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	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		0		SQUARE FE	PRIME SITE		0	0.	0.00	R7																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 7	Total:		SpI Credit		Total:	
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	25,200	238,400		263,600
Total Card	0.000	25,200	238,400		263,600
Total Parcel	9.800	1,375,000	242,700	2,779,000	4,396,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: 1,029.

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

Legal Description
Parcel includes former 73-8-2 (Spring Hill Lane) as shown on plan dated May 23, 1980 and recorded in Bk 14088, Page 246.

User Acct
GIS Ref
GIS Ref
Insp Date



USER DEFINED

Prior Id # 1:	73 8 1
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:	

!2001!
PRINT
Date **Time**
09/26/25 17:36:06
LAST REV
Date **Time**
06/09/25 11:23:48
apro
2001

