

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BINDER TR STEPHEN E
Owner 2:	ESTES TR KRIS R
Owner 3:	36 BEAVER POND REALTY TRUST
Street 1:	PO BOX 286
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BINDER - STEPHEN E
Owner 2:	ESTES - KRIS R
Street 1:	PO BOX 286
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .38 ACRES of land mainly classified as UNDEV

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	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
132	UNDEV		0.38		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									13,300						13,300	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.380			13,300	13,300
Total Card	0.380			13,300	13,300
Total Parcel	0.380			13,300	13,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	132	FV		0	.38	2,700	2,700		Year End Roll	12/2/2024
2024	132	FV		0	.38	2,300	2,300		Year end	11/9/2023
2023	132	FV		0	.38	2,300	2,300	2,300	Year end	11/3/2022
2022	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	10/19/2021
2021	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	10/15/2020
2020	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	9/26/2019
2019	132	FV		0	.38	2,300	2,300	2,300	Create Final va	6/4/2019
2018	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BINDER,STEPHEN	71194-514		6/22/2018	CONVENIENC	99	No	No		
ADELSTEIN, MARY	26984-104		1/13/1997		490,000	Yes	No		PRIMARY PAR 86-2-0
ADELSTEIN MARY	13467-242		6/20/1978	FAMILY		No	No		

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



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	7390
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:	

PRINT

Date	Time
09/26/25	17:36:16

LAST REV

Date	Time
05/10/25	10:54:51

meadorse 2002

