

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,322,000 / 1,322,000
 USE VALUE: 1,322,000 / 1,322,000
 ASSESSED: 1,322,000 / 1,322,000



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DWYER CAROLYN CASWELL
Owner 2:	DWYER JONATHAN M
Owner 3:	
Street 1:	14 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CASWELL JOHN R -
Owner 2:	-
Street 1:	2 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains .92 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1950, having primarily VINYL Exterior and 2351 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 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	

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

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.920	507,100		814,900	1,322,000
Total Card		0.920	507,100	814,900	1,322,000
Total Parcel		0.920	507,100	814,900	1,322,000
Source:		Market Adj Cost	Total Value per SQ unit /Card:		562.31 /Parcel: 562.31

Legal Description
2990
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	477,000	0	.92	791,100	1,268,100		Year End Roll	12/2/2024
2024	101	FV	474,400	0	.92	775,500	1,249,900		Year end	11/9/2023
2023	101	FV	417,900	0	.92	629,200	1,047,100	1,047,100	Year end	11/3/2022
2022	101	FV	398,200	0	.92	582,300	980,500	980,500	Year End Roll	10/19/2021
2021	101	FV	382,500	0	.92	544,200	926,700	926,700	Year End Roll	10/15/2020
2020	101	FV	345,200	0	.92	564,600	909,800	909,800	Year End Roll	9/26/2019
2019	101	FV	336,700	0	.92	549,600	886,300	886,300	Create Final va	6/4/2019
2018	101	FV	336,700	0	.92	549,600	886,300	886,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CASWELL JOHN R,	30268-402		5/28/1999	FAMILY	425,000	No	No		
NELSON ROBERT B	29103-017		9/15/1998		425,000	No	No		
ALBERT NELSON	20456-105		3/29/1990	FAMILY		No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/30/2020	R-20-0160	MANUAL	750	C	12/31/2020			Repair front porch
1/16/2008	3872	SCREENPR	32,000	C	6/17/2008			finish scr porch s
5/11/2001	2225	ADDITION	200,000	C	5/25/2002			rear addition with

ACTIVITY INFORMATION

Date	Result	By	Name
12/1/2021	INSPECTED	5	TB
5/17/2018	MEAS/EXT INS	622	K Cuoco
4/5/2010	INSPECTED	1	H M SCHEID
6/17/2008	MEAS+INSPCTD	100	
5/25/2002	MEAS/EXT INS	613	
11/10/2001	M&L COMPLETE	613	
11/20/1998	MEAS+INSPCTD	600	
9/19/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

