

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MARSHALL III TR PEYTON J
Owner 2:	
Owner 3:	23 BEAVER POND REALTY TRUST
Street 1:	23 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	SOUTHWELL DAVID P -
Owner 2:	SOUTHWELL ALICIA A -
Street 1:	23 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This parcel contains 2.797 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1940, having primarily CLAPBOARD Exterior and 6484 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 5 Bd rms.

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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
132	UNDEV		0.96		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R4									6,720						6,700	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
132	0.960			6,700	6,700	
101	1.837	1,230,000	6,800	958,400	2,195,200	
Total Card		2.797	1,230,000	6,800	965,100	2,201,900
Total Parcel		2.797	1,230,000	6,800	965,100	2,201,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 339.59		/Parcel: 339.59		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,164,100	6400	2.797	937,100	2,107,600		Year End Roll	12/2/2024
2024	101	FV	1,148,100	6400	2.797	917,800	2,072,300		Year end	11/9/2023
2023	101	FV	1,140,000	6400	2.797	745,800	1,892,200	1,892,200	Year end	11/3/2022
2022	101	FV	1,095,400	6400	2.797	690,600	1,792,400	1,792,400	Year End Roll	10/19/2021
2021	101	FV	1,026,100	6400	2.797	645,800	1,678,300	1,678,300	Year End Roll	10/15/2020
2020	101	FV	1,017,400	6400	2.797	669,800	1,693,600	1,693,600	Year End Roll	9/26/2019
2019	101	FV	923,100	6400	2.797	652,200	1,581,700	1,581,700	Create Final va	6/4/2019
2018	101	FV	923,100	6400	2.797	652,200	1,581,700	1,581,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SOUTHWELL DAVID	28403-497		4/3/1998		1,160,000	No	No		
TAYLOR, GERALD	25347-165		5/17/1995	CHD>SALE	825,000	No	No		
NANCY W. J. GLE	20236-412		12/1/1989		750,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2016	6608	ROOF	29,900	C				Strip & re-roof dw
2/4/2005	3121	RENOVATI	30,000	C	5/23/2005			2 bathrooms 5/23 3
11/15/1999	1845	ROOF		C	6/22/2000			6/22/00 100%
9/10/1999	1796	ADDITION	120,000	C	7/1/2001			addition & porch
5/16/1995	710-95	ADDITION	150,000	C	6/14/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
10/5/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
5/23/2005	MEAS+INSPCTD	615	
6/22/2000	MEAS+INSPCTD	611	
4/8/1999	MEAS+INSPCTD	600	
9/19/1995	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	74 22 0
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:	

