

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MANDELKORN TR RICHARD S
Owner 2:	WELSH TR SUSAN L
Owner 3:	SUSAN L WELSH TRUST
Street 1:	65 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	MANDELKORN - RICHARD S
Owner 2:	WELSH - SUSAN L
Street 1:	65 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This parcel contains 1.5 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1950, having primarily CLAPBOARD Exterior and 4546 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 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 R4	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		65340		SQUARE FE	PRIME SITE		0	11.98	1.16	R4									905,716						905,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.500	698,900	4,400	905,700	1,609,000
Total Card 1.500 698,900 4,400 905,700 1,609,000					
Total Parcel 1.500 698,900 4,400 905,700 1,609,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 353.91		/Parcel: 353.91	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	656,200	4100	1.5	879,300	1,539,600		Year End Roll	12/2/2024
2024	101	FV	652,500	4100	1.5	861,900	1,518,500		Year end	11/9/2023
2023	101	FV	571,400	4100	1.5	699,300	1,274,800	1,274,800	Year end	11/3/2022
2022	101	FV	498,200	5600	1.5	647,200	1,151,000	1,151,000	Year End Roll	10/19/2021
2021	101	FV	491,800	5600	1.5	604,800	1,102,200	1,102,200	Year End Roll	10/15/2020
2020	101	FV	441,100	5600	1.5	627,500	1,074,200	1,074,200	Year End Roll	9/26/2019
2019	101	FV	425,900	5600	1.5	610,900	1,042,400	1,042,400	Create Final va	6/4/2019
2018	101	FV	425,900	5600	1.5	610,900	1,042,400	1,042,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MANDELKORN,RICH	84338-531		7/10/2025	CONVENIENC		1	No	No	
JOHNSON STEPHEN	25458-267		6/30/1995		611,000	No	No		
FISHER, MADGE K	24839-238		9/7/1994		449,000	No	No		
	8780-416		8/19/1956		27,500	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/3/2021	R-21-0254	WEATHERI	3,000	C	2/14/2022			Weatherization/air
8/21/2017	6826	WINDOWS	4,918	C				Replace a window -
9/16/2013	5548	RENOVATI	70,000	C	5/8/2014			
11/13/1997	1303	RENOVATI	5,000	C	6/29/1998			6/29/98 100%
9/15/1997	1275	RENO-GAR	50,000	C	6/29/1998			6/29/98 100%
10/25/1994	601-94	RENOVATI	12,000	C	8/23/1995			
9/28/1994	579-94	RENOVATI	9,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
5/8/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2008	MEAS+INSPCTD	25	D ERSKINE
10/13/2001	M&L EXTERIOR	613	
6/29/1998	MEAS/EXT INS	600	
9/22/1995	MEAS+INSPCTD	606	
8/23/1995	PERMIT VISIT	606	
7/17/1995	MEAS/EXT INS	600	
12/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85 11 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:	

PRINT

Date	Time
09/26/25	17:55:20

LAST REV

Date	Time
08/14/25	12:49:51

blakeley 2134

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