

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUEBER JOHN W
Owner 2:	GNAGEY MARCIA G
Owner 3:	
Street 1:	47 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FLEET NATIONAL BANK -
Owner 2:	-
Street 1:	PO BOX 55851
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02205 5851

NARRATIVE DESCRIPTION

This parcel contains 3.7 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1950, having primarily CLAPBOARD Exterior and 5178 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 11 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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.863		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									65,205						65,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.700	1,121,600	2,000	1,107,600	2,231,200
Total Card 3.700 1,121,600 2,000 1,107,600 2,231,200					
Total Parcel 3.700 1,121,600 2,000 1,107,600 2,231,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 430.88		/Parcel: 430.88	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,060,500	1900	3.7	1,077,200	2,139,600		Year End Roll	12/2/2024
2024	101	FV	1,016,600	1900	3.7	1,047,900	2,066,400		Year end	11/9/2023
2023	101	FV	1,009,700	1900	3.7	895,900	1,907,500	1,907,500	Year end	11/3/2022
2022	101	FV	920,700	2400	3.7	823,900	1,747,000	1,747,000	Year End Roll	10/19/2021
2021	101	FV	890,700	2400	3.7	855,900	1,749,000	1,749,000	Year End Roll	10/15/2020
2020	101	FV	883,500	2400	3.7	855,900	1,741,800	1,741,800	Year End Roll	9/26/2019
2019	101	FV	864,700	2400	3.7	852,700	1,719,800	1,719,800	Create Final va	6/4/2019
2018	101	FV	864,700	2400	3.7	852,700	1,719,800	1,719,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLEET NATIONAL	43772-281		9/24/2004	FORECLOSURE	1,215,000	No	No		
CHURCH ROBERT T	30391-413		5/10/1999	CONVENIENC		1	No	No	
	7295-400		6/19/1948		1,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/4/2025	P-25-0027		10,000					
3/4/2025	47	MECHANIC	35,000	C				
11/21/2006	3571	RENOVATI	91,000	C	6/8/2007			remodel kit,fin ro
4/18/2005	3159	RENO-ADD	487,000	C	6/8/2007			renobaths, stairwel
12/20/2004	3105	RENOVATI	41,500	C	6/8/2007			baywd,remod2nd&3rd

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2021	INSPECTED	5	TB
8/14/2013	MEAS/EXT INS	25	D ERSKINE
6/8/2007	MEAS/EXT INS	100	
6/13/2006	MEAS+INSPCTD	615	
5/28/2005	MEAS+INSPCTD	615	
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	85 14 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:	

