

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRONSTEIN TR ERICA
Owner 2:	ERICA BRONSTEIN TRUST
Owner 3:	
Street 1:	58 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	BRONSTEIN - ERICA
Owner 2:	-
Street 1:	58 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This parcel contains 2.717 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1950, having primarily WOOD Exterior and 3196 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.88		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									6,160						6,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.717	554,000		964,600	1,518,600
Total Card	2.717	554,000		964,600	1,518,600
Total Parcel	2.717	554,000		964,600	1,518,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		475.16	/Parcel: 475.16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	509,800	0	2.717	936,600	1,446,400		Year End Roll	12/2/2024
2024	101	FV	504,100	0	2.717	917,300	1,421,400		Year end	11/9/2023
2023	101	FV	435,000	0	2.717	745,300	1,180,300	1,180,300	Year end	11/3/2022
2022	101	FV	372,200	0	2.717	690,100	1,062,300	1,062,300	Year End Roll	10/19/2021
2021	101	FV	389,200	0	2.717	645,300	1,034,500	1,034,500	Year End Roll	10/15/2020
2020	101	FV	382,400	0	2.717	669,300	1,051,700	1,051,700	Year End Roll	9/26/2019
2019	101	FV	379,100	0	2.717	651,700	1,030,800	1,030,800	Create Final va	6/4/2019
2018	101	FV	379,100	0	2.717	651,700	1,030,800	1,030,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BRONSTEIN,ERICA	80653-137		8/31/2022	CONVENIENC		1	No	No	
BORNSTEIN TIM,	53380-482		8/13/2009	FAMILY		1	No	No	
ABBOTT, JOHN A	25060-200		12/15/1994		415,000	No	No		
KELLIHER, JOHN	6975-475		5/19/1946		1,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/1998	1336	ADDITION	45,000	C	6/29/1998			ADDITION & RMDL KI

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
2/18/2021	INSPECTED	624	W Coelho
10/9/2018	MEAS/EXT INS	622	K Cuoco
6/25/2009	MEAS+INSPCTD	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
6/29/1998	MEAS/EXT INS	600	
9/21/1995	MEAS+INSPCTD	606	
7/17/1995	MEAS/EXT INS	600	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	85 21 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	17:56:54

LAST REV

Date	Time
10/06/22	14:45:30

blakeley  
2145

!2145!

