



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MEADORS JAMES M
Owner 2:	MEADORS ELLEN B
Owner 3:	
Street 1:	72 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .95 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1975, having primarily TEX 111 Exterior and 2316 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 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		41382		SQUARE FE	PRIME SITE		0	11.98	1.65	R4									819,609						819,600	

Total AC/HA:	0.95000	Total SF/SM:	41382	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	819,609	SpI Credit	Total:	819,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.950	445,000		819,600	1,264,600
Total Card	0.950	445,000		819,600	1,264,600
Total Parcel	0.950	445,000		819,600	1,264,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	546.03	/Parcel:	546.03

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	409,300	0	.95	795,700	1,205,000		Year End Roll	12/2/2024
2024	101	FV	404,800	0	.95	779,900	1,184,700		Year end	11/9/2023
2023	101	FV	350,600	0	.95	632,800	983,400	983,400	Year end	11/3/2022
2022	101	FV	296,700	0	.95	585,600	882,300	882,300	Year End Roll	10/19/2021
2021	101	FV	279,400	0	.95	547,300	826,700	826,700	Year End Roll	10/15/2020
2020	101	FV	274,900	0	.95	567,800	842,700	842,700	Year End Roll	9/26/2019
2019	101	FV	272,600	0	.95	552,800	825,400	825,400	Create Final va	6/4/2019
2018	101	FV	272,600	0	.95	552,800	825,400	825,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MARIER, BRUCE E	25483-408		7/13/1995		473,000	No	No		
MURPHY, CYRUS W	13450-528		5/30/1978		35,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2011	4762	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
5/4/2017	MEAS+INSPCTD	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
12/11/1995	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	85 25 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	17:57:27

LAST REV

Date	Time
08/07/25	14:17:02

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