

163

9

0

Map

Lot

Sublot

Building

Unit

2 of 2

CARD

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

USE VALUE:

354,200 /

5,348,400

ASSESSED:

354,200 /

5,348,400

PROPERTY LOCATION

| No | Alt No | Direction/Street/City   |
|----|--------|-------------------------|
| 36 |        | BEAVER POND RD, LINCOLN |

OWNERSHIP

|           |                                |
|-----------|--------------------------------|
| Owner 1:  | BINDER TR STEPHEN E            |
| Owner 2:  | ESTES TR KRIS R                |
| Owner 3:  | 36 BEAVER POND RD REALTY TRUST |
| Street 1: | PO BOX 286                     |
| Street 2: |                                |
| Twn/City: | LINCOLN                        |
| St/Prov:  | MA Cntry Own Occ: N            |
| Postal:   | 01773 Type:                    |

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 3.182 ACRES of land mainly classified as ONE FAM with a STUDIO Building built about 2007, having primarily STUCCO Exterior and 1410 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

PROPERTY FACTORS

| Item       | Code | Description | %   | Item    | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z          | R-1  | Single Fam  | 100 | water   |      |             |
| 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     |          | 0           |                    | SQUARE FE | PRIME SITE |           | 0          | 0.         | 0.00 | R5    |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

|              |         |              |   |             |             |               |           |        |  |            |  |        |  |
|--------------|---------|--------------|---|-------------|-------------|---------------|-----------|--------|--|------------|--|--------|--|
| Total AC/HA: | 0.00000 | Total SF/SM: | 0 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 5 | Total: |  | Spl Credit |  | Total: |  |
|--------------|---------|--------------|---|-------------|-------------|---------------|-----------|--------|--|------------|--|--------|--|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

| Use Code     | Land Size | Building Value  | Yard Items                     | Land Value | Total Value            |
|--------------|-----------|-----------------|--------------------------------|------------|------------------------|
| 101          | 0.000     | 354,200         |                                |            | 354,200                |
| Total Card   |           | 0.000           | 354,200                        |            | 354,200                |
| Total Parcel |           | 3.182           | 4,275,100                      | 1,073,300  | 5,348,400              |
| Source:      |           | Market Adj Cost | Total Value per SQ unit /Card: |            | 251.21 /Parcel: 455.00 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------|------|
|        |     |     |            |           |           |            |             |               |       |      |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---------|-----------|------|------|-----------|------------|---|-----|-------|-------|
|         |           |      |      |           |            |   |     |       |       |

BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|------|--------|---------|--------|-----|------------|----------|------------|---------|
|      |        |         |        |     |            |          |            |         |

ACTIVITY INFORMATION

| Date     | Result       | By  | Name |
|----------|--------------|-----|------|
| 6/7/2007 | MEAS+INSPCTD | 100 |      |

Sign: VERIFICATION OF VISIT NOT DATA / /

| Legal Description |
|-------------------|
|                   |
| Entered Lot Size  |
|                   |
| Total Land:       |
|                   |
| Land Unit Type:   |
|                   |

| User Acct |
|-----------|
| 0         |
| GIS Ref   |
|           |
| GIS Ref   |
|           |
| Insp Date |
| 06/07/07  |

|           |          |
|-----------|----------|
| Parcel ID | 163 9 0  |
| PRINT     |          |
| Date      | 09/26/25 |
| Time      | 17:59:55 |
| LAST REV  |          |
| Date      | 07/03/18 |
| Time      | 11:58:13 |
| blakeley  |          |
| 2164      |          |

| PAT ACCT. |
|-----------|
|           |
| Notes     |
|           |



USER DEFINED

|                |        |
|----------------|--------|
| Prior Id # 1:  | 86 2 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:         |        |

