



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HUG CHRISTOPHER N
Owner 2:	
Owner 3:	
Street 1:	18 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

**PREVIOUS OWNER**

Owner 1:	HUG CHRISTOPHER N -
Owner 2:	BUTLER BARBARA A -
Street 1:	18 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1949, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	8.08	1.697	R4									549,622						549,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	308,800		0.920	549,600	858,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 275.13						/Parcel: 275.13	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	308,800	0	.92	549,600	858,400	858,400	Year End Roll	9/28/2017
2017	101	FV	303,500	0	.92	544,200	847,700	847,700	Year End Roll	9/29/2016
2016	101	FV	300,900	0	.92	528,500	829,400	829,400	Year End Roll	1/14/2016
2015	101	FV	292,900	0	.92	489,100	782,000	782,000	Year End	10/2/2014
2014	101	FV	268,600	0	.92	455,800	724,400	724,400	Year End Roll	1/23/2014
2013	101	FV	263,000	0	.92	442,100	705,100	705,100	Year End Roll	10/25/2012
2012	101	FV	263,000	0	.92	459,200	722,200	722,200	Year End	1/26/2012
2011	101	FV	268,600	0	.92	474,800	743,400	743,400	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HUG CHRISTOPHER	52020-200		12/29/2008	CONVENIENC		1	No	No		
HUG, CHRISTOPHE	26130-269		3/13/1996	CONVENIENC		1	No	No		
SHAPSE, STEVEN	25101-151		1/3/1995		417500	No	No			
WERNICKE BRIAN	22202-5		7/10/1992		388500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2014	5801	RENOVATI	800	C				Sheet metal work f
11/15/2013	5602	RENOVATI	410,000	C	5/13/2014			add to 1st fl kit

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/13/2014	MEAS/EXT INS	25	D ERSKINE
2/9/2009	MEAS+INSPCTD	25	D ERSKINE
1/12/2002	M&L COMPLETE	613	M COLE
1/19/1996	MEAS+INSPCTD	606	J SMITH
7/7/1995	MEAS/EXT INS	600	PA
6/15/1994	FIELDREV CHG	600	PA
12/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

