



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BINDER TR STEPHEN E
Owner 2:	ESTES TR KRIS R
Owner 3:	36 BEAVER POND 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:	BINDER - STEPHEN E
Owner 2:	ESTES - KRIS R
Street 1:	PO BOX 286
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .38 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		0.38		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									2,280						2,300	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.380	2,300	2,300		0
							GIS Ref
							GIS Ref
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card: N/A							
/Parcel: N/A							

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	9/28/2017
2017	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	9/29/2016
2016	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	1/14/2016
2015	132	FV		0	.38	2,300	2,300	2,300	Year End	10/2/2014
2014	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	1/23/2014
2013	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	10/25/2012
2012	132	FV		0	.38	2,300	2,300	2,300	Year End	1/26/2012
2011	132	FV		0	.38	2,300	2,300	2,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BINDER,STEPHEN	71194-514		6/22/2018	CONVENIENC	99	No	No			
ADELSTEIN, MARY	26984-104		1/13/1997		490000	Yes	No			PRIMARY PAR 86-2-0
ADELSTEIN MARY	13467-242		6/20/1978	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.38000	Total SF/SM:	16552.80	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 4	Total:	2,280	SpI Credit:		Total:	2,300
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