



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DWYER CAROLYN CASWELL
Owner 2:	DWYER JONATHAN M
Owner 3:	
Street 1:	14 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	CASWELL JOHN R -
Owner 2:	-
Street 1:	2 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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
101	336,700		0.920	549,600	886,300	2990
Total Card		336,700	0.920	549,600	886,300	Entered Lot Size
Total Parcel		336,700	0.920	549,600	886,300	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 376.99		/Parcel: 376.99		Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	336,700	0	.92	549,600	886,300	886,300	Year End Roll	9/28/2017
2017	101	FV	330,900	0	.92	544,200	875,100	875,100	Year End Roll	9/29/2016
2016	101	FV	330,900	0	.92	528,500	859,400	859,400	Year End Roll	1/14/2016
2015	101	FV	319,500	0	.92	489,100	808,600	808,600	Year End	10/2/2014
2014	101	FV	316,600	0	.92	455,800	772,400	772,400	Year End Roll	1/23/2014
2013	101	FV	310,900	0	.92	442,100	753,000	753,000	Year End Roll	10/25/2012
2012	101	FV	310,900	0	.92	459,200	770,100	770,100	Year End	1/26/2012
2011	101	FV	316,600	0	.92	474,800	791,400	791,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASWELL JOHN R,	30268-402		5/28/1999	FAMILY	425000	No	No			
NELSON ROBERT B	29103-017		9/15/1998		425000	No	No			
ALBERT NELSON	20456-105		3/29/1990	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/16/2008	3872	SCREENPR	32,000	C	6/17/2008			finish scr porch s
5/11/2001	2225	ADDITION	200,000	C	5/25/2002			rear addition with

ACTIVITY INFORMATION

Date	Result	By	Name
4/5/2010	INSPECTED	1	H M SCHEID
6/17/2008	MEAS+INSPCTD	100	B MORGAN
5/25/2002	MEAS/EXT INS	613	M COLE
11/10/2001	M&L COMPLETE	613	M COLE
11/20/1998	MEAS+INSPCTD	600	PA
9/19/1995	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

