

Town Of Lincoln



Patriot Properties Inc.

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 Infl	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.	1.697	R4									544,180						544,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	382,500		0.920	544,200	926,700	2990
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 394.17						/Parcel: 394.17

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	05/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	345,200	0	.92	564,600	909,800	909,800	Year End Roll	9/26/2019
2019	101	FV	336,700	0	.92	549,600	886,300	886,300	Create Final value 2019	6/4/2019
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

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
5/17/2018	MEAS/EXT INS	622	K Cuoco
4/5/2010	INSPECTED	1	H M SCHEID
6/17/2008	MEAS+INSPCTD	100	
5/25/2002	MEAS/EXT INS	613	
11/10/2001	M&L COMPLETE	613	
11/20/1998	MEAS+INSPCTD	600	
9/19/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

