



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLIAMS JR BENJAMIN J		
Owner 2:	WILLIAMS ELIZABETH		
Owner 3:			
Street 1:	32 BEAVER POND RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3309		Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1941, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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		78407.2		SQUARE FE	PRIME SITE		0	8.56	1.014	R4									680,710						680,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	
101	703,100	2,000	1.800	680,700	1,385,800	
Total Card		703,100	2,000	1.800	680,700	1,385,800
Total Parcel		703,100	2,000	1.800	680,700	1,385,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		348.96	/Parcel: 348.96	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	660,400	2000	1.8	636,200	1,298,600	1,298,600	Year End Roll	10/15/2020
2020	101	FV	655,100	2000	1.8	660,000	1,317,100	1,317,100	Year End Roll	9/26/2019
2019	101	FV	601,500	700	1.8	642,500	1,244,700	1,244,700	Create Final value 2019	6/4/2019
2018	101	FV	601,500	700	1.8	642,500	1,244,700	1,244,700	Year End Roll	9/28/2017
2017	101	FV	586,000	700	1.8	636,200	1,222,900	1,222,900	Year End Roll	9/29/2016
2016	101	FV	564,400	700	1.8	617,900	1,183,000	1,183,000	Year End Roll	1/14/2016
2015	101	FV	559,300	700	1.8	571,800	1,131,800	1,131,800	Year End	10/2/2014
2014	101	FV	523,800	700	1.8	532,800	1,057,300	1,057,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEAVER JOHN EST	23517-82		8/9/1993		468,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/5/2002	2442	RENOVATI	30,000	C	6/29/2002			2 bathrooms & relo
5/27/1997	1193	ADDITION	244,000	C	7/16/1997			35% 3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
9/20/2018	MEAS+INSPCTD	622	K Cuoco
2/9/2009	MEAS+INSPCTD	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
10/13/2001	M&L COMPLETE	613	
3/7/1998	MEAS+INSPCTD	602	
7/16/1997	MEAS/EXT INS	600	
9/21/1995	MEAS+INSPCTD	606	
7/17/1995	MEAS/EXT INS	600	
11/1/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.79998	Total SF/SM: 78407.13	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 680,710	Spl Credit	Total: 680,700
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