



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ASTRIDS HILLSIDE ACRE REAL TR
Owner 2:	SMART TR STEPANIE L
Owner 3:	PALDINO TR CAROLYN A
Street 1:	PO BOX 6352
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	GLYNN - ASTRID C
Owner 2:	-
Street 1:	24 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This Parcel contains .73 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1940, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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		31798		SQUARE FE	PRIME SITE		0	8.56	2.061	R4									561,017						561,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	348,600	7,000	0.730	561,000	916,600
Total Card		348,600	7,000	0.730	561,000
Total Parcel		348,600	7,000	0.730	561,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 412.51		/Parcel: 412.51	

Legal Description	User Acct
1391	0
	GIS Ref
	GIS Ref
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	344,800	7000	.73	524,300	876,100	876,100	Year End Roll	10/15/2020
2020	101	FV	310,500	7000	.73	544,000	861,500	861,500	Year End Roll	9/26/2019
2019	101	FV	300,100	7000	.73	529,600	836,700	836,700	Create Final value 2019	6/4/2019
2018	101	FV	300,100	7000	.73	529,600	836,700	836,700	Year End Roll	9/28/2017
2017	101	FV	294,900	7000	.73	524,300	826,200	826,200	Year End Roll	9/29/2016
2016	101	FV	294,900	7000	.73	509,200	811,100	811,100	Year End Roll	1/14/2016
2015	101	FV	284,400	7000	.73	471,200	762,600	762,600	Year End	10/2/2014
2014	101	FV	281,800	7000	.73	439,100	727,900	727,900	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GLYNN,ASTRID C	78347-348		7/28/2021	DIVORCE/ESTA	1,425,000	No	No			
HALL JEFFREY M,	33802-283		10/10/2001		877,000	No	No			
ASSOC. RELOCATI	25943-542		1/2/1996		450,000	No	No			
WILSON, DOUGLAS	25943-540		1/2/1996	SUBSEQUENT S	450,000	No	No			
CIBEL STANLEY E	22090-281		6/2/1992		270,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/20/1998	1427	RENO-ADD	175,000	C	6/29/1998			6/29/98 30%
9/23/1996	1049-96	MANUAL		C	6/5/1997			FIREPL

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS/EXT INS	25	D ERSKINE
12/14/2006	MEAS+INSPCTD	100	
4/4/2002	MEAS+INSPCTD	600	
10/13/2001	M&L EXTERIOR	613	
3/20/1999	MEAS+INSPCTD	602	
6/29/1998	MEAS+INSPCTD	600	
9/19/1995	MEAS/EXT INS	606	
6/28/1994	FIELDREV CHG	600	
10/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

