



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LUDDEN TR SUSAN W
Owner 2:	
Owner 3:	20 BEAVER POND REALTY TRUST
Street 1:	20 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	LUDDEN - JOHN M
Owner 2:	LUDDEN - SUSAN W
Street 1:	20 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This Parcel contains 1.03 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1906, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		44866		SQUARE FE	PRIME SITE		0	8.56	1.548	R4									594,576						594,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	254,900	11,500	1.030	594,600	861,000	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 362.79						/Parcel: 362.79

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	234,100	11500	1.03	555,700	801,300	801,300	Year End Roll	10/15/2020
2020	101	FV	229,900	11500	1.03	576,500	817,900	817,900	Year End Roll	9/26/2019
2019	101	FV	227,800	11500	1.03	561,200	800,500	800,500	Create Final value 2019	6/4/2019
2018	101	FV	227,800	11500	1.03	561,200	800,500	800,500	Year End Roll	9/28/2017
2017	101	FV	182,900	11500	1.03	555,700	750,100	750,100	Year End Roll	9/29/2016
2016	101	FV	181,300	11500	1.03	539,700	732,500	732,500	Year End Roll	1/14/2016
2015	101	FV	176,400	11500	1.03	499,400	687,300	687,300	Year End	10/2/2014
2014	101	FV	163,400	11500	1.03	465,400	640,300	640,300	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LUDDEN,JOHN M	64207-458		9/10/2014	FAMILY	100	No	No			
LUDDEN JOHN M,	48966-172		2/7/2007	FAMILY	1	No	No			Deed states property is 88 Beaver P
MATTHEW N. SHER	12375-11		2/5/1973		72,500	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
12/11/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

