



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: BINDER TR STEPHEN E  
 Owner 2: ESTES TR KRIS R  
 Owner 3: 36 BEAVER POND REALTY TRUST  
 Street 1: PO BOX 286  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: N  
 Postal: 01773 Type:

**PREVIOUS OWNER**

Owner 1: BINDER - STEPHEN E  
 Owner 2: ESTES - KRIS R  
 Street 1: PO BOX 286  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry  
 Postal: 01773

**NARRATIVE DESCRIPTION**

This Parcel contains .38 ACRES of land mainly classified as UNDEV

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
132	UNDEV		0.38		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									2,280						2,300	Unbuildable

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.380	2,300	2,300		0
							GIS Ref
							GIS Ref
Total Card							Entered Lot Size
Total Parcel							Total Land:
Source: Market Adj Cost							Land Unit Type:
Total Value per SQ unit /Card: N/A							
/Parcel: N/A							

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	10/15/2020
2020	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	9/26/2019
2019	132	FV		0	.38	2,300	2,300	2,300	Create Final value 2019	6/4/2019
2018	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	9/28/2017
2017	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	9/29/2016
2016	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	1/14/2016
2015	132	FV		0	.38	2,300	2,300	2,300	Year End	10/2/2014
2014	132	FV		0	.38	2,300	2,300	2,300	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BINDER,STEPHEN	71194-514		6/22/2018	CONVENIENC	99	No	No			
ADELSTEIN, MARY	26984-104		1/13/1997		490,000	Yes	No			PRIMARY PAR 86-2-0
ADELSTEIN MARY	13467-242		6/20/1978	FAMILY		No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

