



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUEBER JOHN W
Owner 2:	GNAGEY MARCIA G
Owner 3:	
Street 1:	55 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	HUEBER - JOHN W
Owner 2:	-
Street 1:	55 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This Parcel contains 1.69 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1947, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		73615.4		SQUARE FE	PRIME SITE		0	8.56	1.061	R4									668,404						668,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	301,400	1,800	1.690	668,400	971,600
Total Card		301,400	1,800	1.690	668,400
Total Parcel		301,400	1,800	1.690	668,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 480.40		/Parcel: 480.40	

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

GIS Ref
GIS Ref
Insp Date
10/06/11

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	288,900	1800	1.69	624,700	915,400	915,400	Year End Roll	10/15/2020
2020	101	FV	259,500	1800	1.69	648,100	909,400	909,400	Year End Roll	9/26/2019
2019	101	FV	252,800	1800	1.69	630,900	885,500	885,500	Create Final value 2019	6/4/2019
2018	101	FV	252,800	1800	1.69	630,900	885,500	885,500	Year End Roll	9/28/2017
2017	101	FV	248,300	1800	1.69	624,700	874,800	874,800	Year End Roll	9/29/2016
2016	101	FV	248,300	1800	1.69	606,700	856,800	856,800	Year End Roll	1/14/2016
2015	101	FV	239,300	1800	1.69	561,400	802,500	802,500	Year End	10/2/2014
2014	101	FV	237,000	1800	1.69	523,200	762,000	762,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HUEBER,JOHN W	77608-409		4/26/2021	CONVENIENC	99	No	No	
MANSFIELD JAMES	39833-7		7/7/2003		793,250	No	No	
DAVIS, D. BRADF	12485-81		7/24/1973		80,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/27/2004	3049	ROOF		C	5/28/2005			
8/25/2004	3015	RENOVATI	84,500	C	5/28/2005			reno interior incl

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS+INSPCTD	615	
12/13/2003	MEAS/EXT INS	615	
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

