



PROPERTY LOCATION

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

OWNERSHIP

Unit #: _____

Owner 1: BRAINARD TR PATRICIA W
 Owner 2: LONG TR SHEILA D
 Owner 3: BRAINARD REV TR / LONG REV TR
 Street 1: 33 BEAVER POND RD
 Street 2: _____
 Twn/City: LINCOLN
 St/Prov: MA Cntry _____ Own Occ: Y
 Postal: 01773-3308 Type: _____

PREVIOUS OWNER

Owner 1: BRAINARD - PATRICIA W
 Owner 2: LONG - SHEILA D
 Street 1: 33 BEAVER POND RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry _____
 Postal: 01773-3308

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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		60983.2		SQUARE FE	PRIME SITE		0	8.56	1.218	R4									635,965						636,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	377,200		1.400	636,000	1,013,200
Total Card		377,200	1.400	636,000	1,013,200
Total Parcel		377,200	1.400	636,000	1,013,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 369.11		/Parcel: 369.11	

Legal Description

Entered Lot Size _____
 Total Land: _____
 Land Unit Type: _____

User Acct

GIS Ref _____
 GIS Ref _____
 Insp Date 05/17/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	340,900	0	1.4	594,400	935,300	935,300	Year End Roll	10/15/2020
2020	101	FV	303,100	0	1.4	616,600	919,700	919,700	Year End Roll	9/26/2019
2019	101	FV	288,100	0	1.4	600,300	888,400	888,400	Create Final value 2019	6/4/2019
2018	101	FV	288,100	0	1.4	600,300	888,400	888,400	Year End Roll	9/28/2017
2017	101	FV	282,400	0	1.4	594,400	876,800	876,800	Year End Roll	9/29/2016
2016	101	FV	278,200	0	1.4	577,300	855,500	855,500	Year End Roll	1/14/2016
2015	101	FV	267,000	0	1.4	534,200	801,200	801,200	Year End	10/2/2014
2014	101	FV	264,200	0	1.4	497,800	762,000	762,000	Year End Roll	1/23/2014

Parcel ID 152 16 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAINARD,PATRIC	74822-134		6/5/2020	CONVENIENC	99	No	No			
BRAINARD,PATRIC	61480-449		3/27/2013	FAMILY	1	No	No			
GRINNELL VIRGIN	53600-558		9/29/2009		760,000	No	No			
	7252-415		2/19/1948		20,500	No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date 09/30/21 Time 21:10:31

LAST REV

Date 09/23/21 Time 16:20:27

blakeley
2138

USER DEFINED

Prior Id # 1: 85 15 0
 Prior Id # 2: _____
 Prior Id # 3: _____
 Prior Id # 1: _____
 Prior Id # 2: _____
 Prior Id # 3: _____
 Prior Id # 1: _____
 Prior Id # 2: _____
 Prior Id # 3: _____
 ASR Map: _____
 Fact Dist: _____
 Reval Dist: _____
 Year: _____
 LandReason: _____
 BldReason: _____

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/30/2021	SH-21-0005	SHEET MT	8,000	O				Install an air han
5/6/2011	4712	MANUAL		C				air sealing and in
11/2/2009	4322	RENOVATI	20,000	C	3/18/2010			install new kit ca

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
6/1/1991	INSPECTED	601	

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

