



PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		BEAVER POND RD, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: DAVIDSON TR MALCOLM L		
Owner 2: THAYER TR PAMELA W		
Owner 3:		
Street 1: C/O JM FORBES AND CO		
Street 2: 121 MT VERNON ST		
Twn/City: BOSTON		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02108	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	424,900		4.050	806,600	1,231,500
Total Card 424,900 4.050 806,600 1,231,500					
Total Parcel 424,900 4.050 806,600 1,231,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 488.11		/Parcel: 488.11	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/04/17
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PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	MA
Postal:	02108

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	402,800	0	4.05	838,600	1,241,400	1,241,400	Year End Roll	10/15/2020
2020	101	FV	395,900	0	4.05	838,600	1,234,500	1,234,500	Year End Roll	9/26/2019
2019	101	FV	403,600	0	4.05	835,400	1,239,000	1,239,000	Create Final value 2019	6/4/2019
2018	101	FV	403,600	0	4.05	835,400	1,239,000	1,239,000	Year End Roll	9/28/2017
2017	101	FV	378,900	0	4.05	835,400	1,214,300	1,214,300	Year End Roll	9/29/2016
2016	101	FV	371,100	0	4.05	783,400	1,154,500	1,154,500	Year End Roll	1/14/2016
2015	101	FV	361,000	0	4.05	728,200	1,089,200	1,089,200	Year End	10/2/2014
2014	101	FV	334,200	0	4.05	718,600	1,052,800	1,052,800	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
JACOBS, MAY L.	10818-209		5/19/1965	FAMILY	49,100	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

NARRATIVE DESCRIPTION
 This Parcel contains 4.05 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1942, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/23/2001	2379	ROOF		C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/4/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
1/12/1995	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

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		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		1.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									31,590						31,600	
101	ONE FAM		1.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,960						7,000	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	4.04955	Total SF/SM:	176398.41	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	806,550	Spl Credit	Total:	806,600
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