



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	BRONSTEIN ERICA
Owner 2:	
Owner 3:	
Street 1:	58 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

**PREVIOUS OWNER**

Owner 1:	BORNSTEIN TIM -
Owner 2:	BRONSTEIN ERICA -
Street 1:	58 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

**NARRATIVE DESCRIPTION**

This Parcel contains 2.717 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1950, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Infru	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	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.88		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,280						5,300	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	372,200		2.717	690,100	1,062,300
Total Card		372,200	2.717	690,100	1,062,300
Total Parcel		372,200	2.717	690,100	1,062,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 332.38		/Parcel: 332.38	

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	389,200	0	2.717	645,300	1,034,500	1,034,500	Year End Roll	10/15/2020
2020	101	FV	382,400	0	2.717	669,300	1,051,700	1,051,700	Year End Roll	9/26/2019
2019	101	FV	379,100	0	2.717	651,700	1,030,800	1,030,800	Create Final value 2019	6/4/2019
2018	101	FV	379,100	0	2.717	651,700	1,030,800	1,030,800	Year End Roll	9/28/2017
2017	101	FV	372,300	0	2.717	645,300	1,017,600	1,017,600	Year End Roll	9/29/2016
2016	101	FV	368,900	0	2.717	626,900	995,800	995,800	Year End Roll	1/14/2016
2015	101	FV	358,800	0	2.717	580,500	939,300	939,300	Year End	10/2/2014
2014	101	FV	331,700	0	2.717	541,300	873,000	873,000	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
BORNSTEIN TIM,	53380-482		8/13/2009	FAMILY		1	No	No
ABBOTT, JOHN A	25060-200		12/15/1994		415,000	No	No	
KELLIHER, JOHN	6975-475		5/19/1946		1,000	No	No	

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/21/1998	1336	ADDITION	45,000	C	6/29/1998			ADDITION & RMDL KI

**ACTIVITY INFORMATION**

Date	Result	By	Name
2/18/2021	INSPECTED	624	W Coelho
10/9/2018	MEAS/EXT INS	622	K Cuoco
6/25/2009	MEAS+INSPCTD	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
6/29/1998	MEAS/EXT INS	600	
9/21/1995	MEAS+INSPCTD	606	
7/17/1995	MEAS/EXT INS	600	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

