



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
36		BEAVER POND RD, LINCOLN
<b>OWNERSHIP</b>		
Unit #: _____		
Owner 1: BINDER TR STEPHEN E		
Owner 2: ESTES TR KRIS R		
Owner 3: 36 BEAVER POND RD REALTY TRUST		
Street 1: PO BOX 286		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____ Own Occ: N
Postal:	01773	Type: _____

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	2,423,400		3.182	794,500	3,217,900
Total Card		2,423,400	3.182	794,500	3,217,900
Total Parcel		2,713,000	3.182	794,500	3,507,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 311.07		/Parcel: 298.39	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	
05/28/12	

**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	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	2,516,600	0	3.182	826,500	3,343,100	3,343,100	Year End Roll	10/15/2020
2020	101	FV	2,731,800	0	3.182	826,500	3,558,300	3,558,300	Year End Roll	9/26/2019
2019	101	FV	2,861,100	0	3.182	823,300	3,684,400	3,684,400	Create Final value 2019	6/4/2019
2018	101	FV	2,861,100	0	3.182	823,300	3,684,400	3,684,400	Year End Roll	9/28/2017
2017	101	FV	2,682,800	0	3.182	823,300	3,506,100	3,506,100	Year End Roll	9/29/2016
2016	101	FV	2,640,600	0	3.182	771,300	3,411,900	3,411,900	Year End Roll	1/14/2016
2015	101	FV	2,576,000	0	3.182	716,100	3,292,100	3,292,100	Year End	10/2/2014
2014	101	FV	2,398,400	0	3.182	706,500	3,104,900	3,104,900	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		1/12/1997		490,000	Yes	No			2ND PAR 73-9-0
ADELSTEIN MARY	13467-242		6/20/1978	FAMILY		No	No			

**NARRATIVE DESCRIPTION**

This Parcel contains 3.182 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2009, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 4 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		
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
9/13/2011	4854	TEMPORAR		C				tent 9/16 to 9/19
12/4/2009	4346	NEW HOME	2,210,000	C	5/28/2012			25%done
10/1/2009	4288	MANUAL	390,000	C	7/22/2010			foundation only fo
1/6/2009	4112	DEMOLITI		C	5/26/2009			fire damaged house
9/22/2008	4055	DEMOLITI		C				partial demo of fi
3/29/2006	3381	ADDITION	400,000	C	10/29/2008			7/24/06 5%;
8/11/1997	1248	NEW HOME	600,000	C	6/12/2000			6/12/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/28/2012	MEAS+INSPCTD	25	D ERSKINE
6/26/2011	PERMIT VISIT	618	G BOURGAULT
7/22/2010	PERMIT VISIT	25	D ERSKINE
6/7/2007	PERMIT VISIT	100	
7/24/2006	PERMIT VISIT	100	
6/12/2000	MEAS+INSPCTD	611	
6/29/1999	MEAS+INSPCTD	600	
6/24/1998	MEAS+INSPCTD	600	

Sign: \_\_\_\_\_ VERIFICATION OF VISIT NOT DATA \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

**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		80000		SQUARE FE	PRIME SITE		0	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		0.765		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									22,950						23,000	
101	ONE FAM		0.58		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									3,480						3,500	Wetland

Total AC/HA:	3.18155	Total SF/SM:	138588.31	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	794,430	Spl Credit	Total:	794,500
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