

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILLIAMS JR BENJAMIN J
Owner 2:	WILLIAMS ELIZABETH
Owner 3:	
Street 1:	32 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1941, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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		78407.2		SQUARE FE	PRIME SITE		0	9.25	1.014	R4									735,580						735,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	776,700	1,400	1.800	735,600	1,513,700
Total Card	776,700	1,400	1.800	735,600	1,513,700
Total Parcel	776,700	1,400	1.800	735,600	1,513,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		381.16	/Parcel: 381.16

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

GIS Ref
GIS Ref
Insp Date
12/03/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	703,100	2000	1.8	680,700	1,385,800	1,385,800	Year End Roll	10/19/2021
2021	101	FV	660,400	2000	1.8	636,200	1,298,600	1,298,600	Year End Roll	10/15/2020
2020	101	FV	655,100	2000	1.8	660,000	1,317,100	1,317,100	Year End Roll	9/26/2019
2019	101	FV	601,500	700	1.8	642,500	1,244,700	1,244,700	Create Final value 2019	6/4/2019
2018	101	FV	601,500	700	1.8	642,500	1,244,700	1,244,700	Year End Roll	9/28/2017
2017	101	FV	586,000	700	1.8	636,200	1,222,900	1,222,900	Year End Roll	9/29/2016
2016	101	FV	564,400	700	1.8	617,900	1,183,000	1,183,000	Year End Roll	1/14/2016
2015	101	FV	559,300	700	1.8	571,800	1,131,800	1,131,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SEAVER JOHN EST	23517-82		8/9/1993		468,000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/9/2022	R-22-0098	ROOF	18,878	C	5/26/2022			Strip & re-roof dw
3/5/2002	2442	RENOVATI	30,000	C	6/29/2002			2 bathrooms & relo
5/27/1997	1193	ADDITION	244,000	C	7/16/1997			35% 3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2021	INSPECTED	5	TB
9/20/2018	MEAS+INSPCTD	622	K Cuoco
2/9/2009	MEAS+INSPCTD	25	D ERSKINE
6/29/2002	MEAS/EXT INS	613	
10/13/2001	M&L COMPLETE	613	
3/7/1998	MEAS+INSPCTD	602	
7/16/1997	MEAS/EXT INS	600	
9/21/1995	MEAS+INSPCTD	606	
7/17/1995	MEAS/EXT INS	600	

Sign: VERIFICATION OF VISIT NOT DATA

