

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

!1990!



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HUG CHRISTOPHER N		
Owner 2:			
Owner 3:			
Street 1:	18 BEAVER POND RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	Own Occ: Y
Postal:	01773-3309	Type:	

PREVIOUS OWNER

Owner 1:	HUG CHRISTOPHER N -		
Owner 2:	BUTLER BARBARA A -		
Street 1:	18 BEAVER POND RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-3309		

NARRATIVE DESCRIPTION

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1949, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		40075		SQUARE FE	PRIME SITE		0	9.25	1.697	R4									629,208						629,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	382,800		0.920	629,200	1,012,000
Total Card	382,800		0.920	629,200	1,012,000
Total Parcel	382,800		0.920	629,200	1,012,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		324.36	/Parcel: 324.36

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	329,500	0	.92	582,300	911,800	911,800	Year End Roll	10/19/2021
2021	101	FV	319,300	0	.92	544,200	863,500	863,500	Year End Roll	10/15/2020
2020	101	FV	313,900	0	.92	564,600	878,500	878,500	Year End Roll	9/26/2019
2019	101	FV	308,800	0	.92	549,600	858,400	858,400	Create Final value 2019	6/4/2019
2018	101	FV	308,800	0	.92	549,600	858,400	858,400	Year End Roll	9/28/2017
2017	101	FV	303,500	0	.92	544,200	847,700	847,700	Year End Roll	9/29/2016
2016	101	FV	300,900	0	.92	528,500	829,400	829,400	Year End Roll	1/14/2016
2015	101	FV	292,900	0	.92	489,100	782,000	782,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HUG CHRISTOPHER	52020-200		12/29/2008	CONVENIENC		1	No	No
HUG, CHRISTOPHE	26130-269		3/13/1996	CONVENIENC		1	No	No
SHAPSE, STEVEN	25101-151		1/3/1995		417,500	No	No	
WERNICKE BRIAN	22202-5		7/10/1992		388,500	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2014	5801	RENOVATI	800	C				Sheet metal work f
11/15/2013	5602	RENOVATI	410,000	C	5/13/2014			add to 1st fl kit

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
5/13/2014	MEAS/EXT INS	25	D ERSKINE
2/9/2009	MEAS+INSPCTD	25	D ERSKINE
1/12/2002	M&L COMPLETE	613	
1/19/1996	MEAS+INSPCTD	606	
7/7/1995	MEAS/EXT INS	600	
6/15/1994	FIELDREV CHG	600	
12/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.92000	Total SF/SM:	40075.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	629,208	SpI Credit	Total:	629,200
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