



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
26		BEAVER POND RD, LINCOLN
<b>OWNERSHIP</b>		
Unit #: _____		
Owner 1: PARKS TR STACEY A		
Owner 2: _____		
Owner 3: BEAVER POND REALTY TRUST		
Street 1: 26 BEAVER POND RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____ Own Occ: Y
Postal:	01773	Type: _____

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	712,000		8.600	1,131,500	1,843,500
<b>Total Card</b> 712,000 8.600 1,131,500 1,843,500					
<b>Total Parcel</b> 712,000 8.600 1,131,500 1,843,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 245.11		/Parcel: 245.11	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	12/02/21

**PREVIOUS OWNER**

Owner 1:	TANG ERIC -
Owner 2:	TANG DOREEN -
Street 1:	22 ANTHEM CREEK CIRCLE
Twn/City:	HENDERSON
St/Prov:	NV Cntry: _____
Postal:	89052

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	579,100	0	8.6	1,073,100	1,652,200	1,652,200	Year End Roll	10/19/2021
2021	101	FV	532,700	0	8.6	1,111,500	1,644,200	1,644,200	Year End Roll	10/15/2020
2020	101	FV	523,400	0	8.6	1,071,500	1,594,900	1,594,900	Year End Roll	9/26/2019
2019	101	FV	496,100	0	8.6	1,046,700	1,542,800	1,542,800	Create Final value 2019	6/4/2019
2018	101	FV	496,100	0	8.6	1,046,700	1,542,800	1,542,800	Year End Roll	9/28/2017
2017	101	FV	487,200	0	8.6	1,046,700	1,533,900	1,533,900	Year End Roll	9/29/2016
2016	101	FV	473,300	0	8.6	1,020,300	1,493,600	1,493,600	Year End Roll	1/14/2016
2015	101	FV	460,300	0	8.6	956,300	1,416,600	1,416,600	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TANG ERIC,	54495-158		4/2/2010	CHD>SALE	1,250,000	No	No	
NANCY J. COONS	16841-543		3/17/1986		500,000	No	No	

**NARRATIVE DESCRIPTION**

This Parcel contains 8.6 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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
5/10/2022	R-22-0100	ROOF	54,900	C				Re-roofing; single

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
4/27/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS+INSPCTD	100	
10/13/2001	M&L EXTERIOR	613	
9/21/1995	MEAS+INSPCTD	606	

**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	12.25	1.000	R6									980,000						980,000	
101	ONE FAM		4.623		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									138,690						138,700	
101	ONE FAM		2.14		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									12,840						12,800	Wetland

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

Total AC/HA:	8.59955	Total SF/SM:	374596.41	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 6	Total:	1,131,530	Spl Credit		Total:	1,131,500
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