



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KUMLER TR KIPTON C
Owner 2:	
Owner 3:	28 BEAVER POND REALTY TRUST
Street 1:	PO BOX 501
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-0501 Type:

PREVIOUS OWNER

Owner 1:	KUMLER KATHERINE C -
Owner 2:	KUMLER KIPTON C -
Street 1:	PO BOX 691
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-0691

NARRATIVE DESCRIPTION

This Parcel contains 8.16 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1905, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 3 HalfBaths, 0 3/4 Baths, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	B	CESSPL
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		80000		SQUARE FE	PRIME SITE		0	12.25	1.000	R6									980,000						980,000	
101	ONE FAM		4.639		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									139,170						139,200	
101	ONE FAM		0.654		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									19,620						19,600	
101	ONE FAM		1.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									6,180						6,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	956,300	5,000	8.160	1,145,000	2,106,300		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Total Value per SQ unit /Card:	315.93
						/Parcel:	301.55
						Land Unit Type:	
						Insp Date	12/02/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	018	FV	1,007,500	5200	8.16	1,086,600	2,099,300	2,099,300	Year End Roll	10/19/2021
2021	017	FV	1,469,000	5200	8.16	1,124,970	2,599,170	2,435,230	Year End Roll	10/15/2020
2020	017	FV	1,445,500	5200	8.16	1,084,970	2,535,670	2,371,703	Year End Roll	9/26/2019
2019	017	FV	1,496,400	5200	8.16	1,060,170	2,561,770	2,397,803	Create Final value 2019	6/4/2019
2018	017	FV	1,496,400	5200	8.16	1,060,170	2,561,770	2,397,803	Year End Roll	9/28/2017
2017	017	FV	1,306,400	5200	8.16	1,060,170	2,371,770	2,207,840	Year End Roll	9/29/2016
2016	017	FV	1,252,400	5200	8.16	1,033,770	2,291,370	2,127,254	Year End Roll	1/14/2016
2015	017	FV	1,206,500	5200	8.16	969,770	2,181,470	2,017,354	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KUMLER KATHERIN	27792-135		10/22/1997	CONVENIENC		1	No	No		
KUMLER KATHERIN	27792-126		10/22/1997	CONVENIENC		1	No	No		UNDIVIDED 1/2 INT
KUMLER KIPTON C	27792-124		10/22/1997	CONVENIENC		1	No	No		
CHESTER D'AUTRE	15604-175		6/1/1984		410,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/4/2020	R-20-0200	ROOF	8,000	C				Install 4 squares
5/24/2019	R-19-0062	SOLAR PA	104,420	C	8/20/2019			Install 3 ground m
10/13/2016	6587	ROOF	19,115	C				Strip & re-roof 23
6/9/2009	4203	TEMPORAR		C				tent 7/10 to 7/13
11/27/2002	2622	RENOVATI	145,000	C	6/21/2003			family room & kitc
11/2/2001	2389	MANUAL	54,000	C	6/29/2002			wine cellar & acce
10/11/1996	1069-96	RENOVATI	15,000	C	6/23/1997			80%
5/31/1996	965-96	GARAGE	55,000	C	6/23/1997			80%

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
11/19/2020	ABATE-INSPEC	624	W Coelho
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/22/2004	MEAS/EXT INS	615	
6/21/2003	MEAS/EXT INS	615	
5/10/2003	MEAS/EXT INS	615	
6/29/2002	MEAS/EXT INS	613	
5/29/1998	MEAS+INSPCTD	600	
1/27/1997	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA

