



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
		BEAVER POND RD, LINCOLN
<b>OWNERSHIP</b>		
Unit#: _____		
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: _____
Postal:	01773-0501 Type: _____	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	164,700		0.000		164,700
<b>Total Card</b> 164,700 0.000 164,700					
<b>Total Parcel</b> 1,121,000 5,000 8.160 1,145,000 2,271,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 190.63		/Parcel: 301.55	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
	Insp Date
<b>Entered Lot Size</b>	
Total Land:	
Land Unit Type:	

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	MA Cntry: _____
Postal:	01773-0501 Type: _____

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 152 13 0

**PRINT**

Date	Time
10/18/22	21:11:36

**LAST REV**

Date	Time
12/15/21	11:30:09

blakeley  
2000

**USER DEFINED**

Prior Id # 1:	7380
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

**NARRATIVE DESCRIPTION**

This Parcel contains 8.16 ACRES of land mainly classified as ONE FAM with a(n) GARAGE Building Built about 1997, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 0 Units, 0 Baths, 0 HalfBaths, 0 3/4 Baths, 1 Rooms, and 0 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

**TAX DISTRICT**

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Traffic		

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		0		SQUARE FE	PRIME SITE		0	0.	0.000	R6																

Total AC/HA:	0.00000	Total SF/SM:	0.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 6	Total:		Spl Credit		Total:	
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