

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MARSHALL III TR PEYTON J
Owner 2:	
Owner 3:	23 BEAVER POND REALTY TRUST
Street 1:	23 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	SOUTHWELL DAVID P -
Owner 2:	SOUTHWELL ALICIA A -
Street 1:	23 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This Parcel contains 2.797 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1940, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 5 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 Influ	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	9.25	1.000	R4									740,000						740,000	
132	UNDEV		0.96		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									5,760						5,800	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,140,000	6,400	1.837	740,000	1,886,400
132			0.960	5,800	5,800
Total Card	1,140,000	6,400	2.797	745,800	1,892,200
Total Parcel	1,140,000	6,400	2.797	745,800	1,892,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:	291.82	/Parcel:	291.82

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
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	101	FV	1,095,400	6400	2.797	690,600	1,792,400	1,792,400	Year End Roll	10/19/2021
2021	101	FV	1,026,100	6400	2.797	645,800	1,678,300	1,678,300	Year End Roll	10/15/2020
2020	101	FV	1,017,400	6400	2.797	669,800	1,693,600	1,693,600	Year End Roll	9/26/2019
2019	101	FV	923,100	6400	2.797	652,200	1,581,700	1,581,700	Create Final value 2019	6/4/2019
2018	101	FV	923,100	6400	2.797	652,200	1,581,700	1,581,700	Year End Roll	9/28/2017
2017	101	FV	898,200	6400	2.797	645,800	1,550,400	1,550,400	Year End Roll	9/29/2016
2016	101	FV	864,300	6400	2.797	627,400	1,498,100	1,498,100	Year End Roll	1/14/2016
2015	101	FV	856,200	6400	2.797	581,000	1,443,600	1,443,600	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOUTHWELL DAVID	28403-497		4/3/1998		1,160,000	No	No			
TAYLOR, GERALD	25347-165		5/17/1995	CHD>SALE	825,000	No	No			
NANCY W. J. GLE	20236-412		12/1/1989		750,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/31/2016	6608	ROOF	29,900	C				Strip & re-roof dw
2/4/2005	3121	RENOVATI	30,000	C	5/23/2005			2 bathrooms 5/23 3
11/15/1999	1845	ROOF		C	6/22/2000			6/22/00 100%
9/10/1999	1796	ADDITION	120,000	C	6/22/2000			addition & porch
5/16/1995	710-95	ADDITION	150,000	C	8/23/1995			

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
10/5/2011	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
5/23/2005	MEAS+INSPECTD	615	
6/22/2000	MEAS+INSPECTD	611	
4/8/1999	MEAS+INSPECTD	600	
9/19/1995	MEAS+INSPECTD	606	
8/23/1995	PERMIT VISIT	606	

Sign: VERIFICATION OF VISIT NOT DATA

