

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARDIGG ELINOR
Owner 2:	POPE JAMEY
Owner 3:	
Street 1:	61 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	HARDIGG ELINOR -
Owner 2:	-
Street 1:	61 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This Parcel contains 1.31 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 2009, Having Primarily WOOD Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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:				Topo		
D				Street	1	PAVED
s				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		57063.2		SQUARE FE	PRIME SITE		0	9.25	1.281	R4									676,350						676,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,512,700	44,900	1.310	676,400	2,234,000	3709	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 516.52						/Parcel: 516.52	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,394,400	56200	1.31	625,900	2,076,500	2,076,500	Year End Roll	10/19/2021
2021	101	FV	1,266,900	56200	1.31	585,000	1,908,100	1,908,100	Year End Roll	10/15/2020
2020	101	FV	1,305,100	56200	1.31	606,900	1,968,200	1,968,200	Year End Roll	9/26/2019
2019	101	FV	1,403,800	56200	1.31	590,800	2,050,800	2,050,800	Create Final value 2019	6/4/2019
2018	101	FV	1,403,800	56200	1.31	590,800	2,050,800	2,050,800	Year End Roll	9/28/2017
2017	101	FV	1,279,500	56200	1.31	585,000	1,920,700	1,920,700	Year End Roll	9/29/2016
2016	101	FV	1,246,500	56200	1.31	568,100	1,870,800	1,870,800	Year End Roll	1/14/2016
2015	101	FV	1,199,500	56200	1.31	525,700	1,781,400	1,781,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HARDIGG ELINOR,	52478-316		3/27/2009	FAMILY		1	No	No		
SCULLY PATRICK,	33672-317		9/19/2001	CONVENIENC			No	No		
MARC KATHLEEN M	31682-345		8/3/2000		743,000		No	No		
GAVRIN, EDWARD	21201-72		6/4/1991		385,000		No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/25/2009	4138	NEW HOME	500,000	C	6/16/2011			20% complete
2/24/2009	4127	DEMOLITI		C				demo house and gar
9/6/2005	3267	W/S FLUE		C				
12/10/2001	2410	W/S FLUE		C				
5/2/1997	1175	RENOVATI	8,000	C	6/23/1997			40%

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
6/16/2011	PERMIT VISIT	618	G BOURGAULT
7/21/2010	MEAS+INSPCTD	25	D ERSKINE
6/30/2009	PERMIT VISIT	25	D ERSKINE
11/24/2008	MEAS+INSPCTD	25	D ERSKINE
11/5/2002	M&L COMPLETE	615	
10/12/2001	M&L EXTERIOR	613	
3/7/1998	ENTRY DENIED	602	
6/23/1997	MEAS+INSPCTD	602	

Sign: VERIFICATION OF VISIT NOT DATA

