



**PROPERTY LOCATION**

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

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: HUEBER JOHN W  
 Owner 2: GNAGEY MARCIA G  
 Owner 3: \_\_\_\_\_  
 Street 1: 55 BEAVER POND RD  
 Street 2: \_\_\_\_\_  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry Own Occ: Y  
 Postal: 01773-3308 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: HUEBER - JOHN W  
 Owner 2: -  
 Street 1: 55 BEAVER POND RD  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry  
 Postal: 01773-3308

**NARRATIVE DESCRIPTION**

This Parcel contains 1.69 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1947, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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

**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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		73615.4		SQUARE FE	PRIME SITE		0	9.25	1.061	R4									722,283						722,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	342,500	1,100	1.690	722,300	1,065,900
Total Card	342,500	1,100	1.690	722,300	1,065,900
Total Parcel	342,500	1,100	1.690	722,300	1,065,900
Source: Market Adj Cost	Total Value per SQ unit /Card: 527.02		/Parcel: 527.02		

**Legal Description**

Entered Lot Size  
 Total Land:  
 Land Unit Type:

**User Acct**

GIS Ref  
 GIS Ref  
 Insp Date  
 12/04/21

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	301,400	1800	1.69	668,400	971,600	971,600	Year End Roll	10/19/2021
2021	101	FV	288,900	1800	1.69	624,700	915,400	915,400	Year End Roll	10/15/2020
2020	101	FV	259,500	1800	1.69	648,100	909,400	909,400	Year End Roll	9/26/2019
2019	101	FV	252,800	1800	1.69	630,900	885,500	885,500	Create Final value 2019	6/4/2019
2018	101	FV	252,800	1800	1.69	630,900	885,500	885,500	Year End Roll	9/28/2017
2017	101	FV	248,300	1800	1.69	624,700	874,800	874,800	Year End Roll	9/29/2016
2016	101	FV	248,300	1800	1.69	606,700	856,800	856,800	Year End Roll	1/14/2016
2015	101	FV	239,300	1800	1.69	561,400	802,500	802,500	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HUEBER,JOHN W	77608-409		4/26/2021	CONVENIENC	99	No	No	
MANSFIELD JAMES	39833-7		7/7/2003		793,250	No	No	
DAVIS, D. BRADF	12485-81		7/24/1973		80,000	No	No	

**TAX DISTRICT**

**PAT ACCT.**

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/10/2021	R-21-0260	ROOF	21,494	C				Strip & re-roof dw
9/27/2004	3049	ROOF		C	5/28/2005			
8/25/2004	3015	RENOVATI	84,500	C	5/28/2005			reno interior incl

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS+INSPCTD	615	
12/13/2003	MEAS/EXT INS	615	
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
8/11/1987	INSPECTED	601	

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

