



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
48		BEAVER POND RD, LINCOLN
<b>OWNERSHIP</b>		
Unit#:		
Owner 1: DAVIDSON TR MALCOLM L		
Owner 2: THAYER TR PAMELA W		
Owner 3:		
Street 1: C/O JM FORBES AND CO		
Street 2: 121 MT VERNON ST		
Twn/City: BOSTON		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	02108	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	504,700		4.050	878,600	1,383,300
<b>Total Card</b> 504,700 4.050 878,600 1,383,300					
<b>Total Parcel</b> 504,700 4.050 878,600 1,383,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 548.28		/Parcel: 548.28	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	12/03/21

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	424,900	0	4.05	806,600	1,231,500	1,231,500	Year End Roll	10/19/2021
2021	101	FV	402,800	0	4.05	838,600	1,241,400	1,241,400	Year End Roll	10/15/2020
2020	101	FV	395,900	0	4.05	838,600	1,234,500	1,234,500	Year End Roll	9/26/2019
2019	101	FV	403,600	0	4.05	835,400	1,239,000	1,239,000	Create Final value 2019	6/4/2019
2018	101	FV	403,600	0	4.05	835,400	1,239,000	1,239,000	Year End Roll	9/28/2017
2017	101	FV	378,900	0	4.05	835,400	1,214,300	1,214,300	Year End Roll	9/29/2016
2016	101	FV	371,100	0	4.05	783,400	1,154,500	1,154,500	Year End Roll	1/14/2016
2015	101	FV	361,000	0	4.05	728,200	1,089,200	1,089,200	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JACOBS, MAY L.	10818-209		5/19/1965	FAMILY	49,100	No	No			

**NARRATIVE DESCRIPTION**  
 This Parcel contains 4.05 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1942, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 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:						
D				Topo		
s				Street	1	PAVED
t				Traffic	2	LIGHT

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/23/2001	2379	ROOF		C				

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/3/2021	INSPECTED	5	TB
5/4/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
1/12/1995	MEAS+INSPCTD	606	
7/1/1987	INSPECTED	601	

**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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		1.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									31,590						31,600	
101	ONE FAM		1.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,960						7,000	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	4.04955	Total SF/SM:	176398.41	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	878,550	SpI Credit	Total:	878,600
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