



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MEADORS JAMES M
Owner 2:	MEADORS ELLEN B
Owner 3:	
Street 1:	72 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1975, Having Primarily TEX 111 Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 2 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		41382		SQUARE FE	PRIME SITE		0	9.25	1.653	R4									632,835						632,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	350,600		0.950	632,800	983,400
Total Card	350,600		0.950	632,800	983,400
Total Parcel	350,600		0.950	632,800	983,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		424.61	/Parcel: 424.61

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	296,700	0	.95	585,600	882,300	882,300	Year End Roll	10/19/2021
2021	101	FV	279,400	0	.95	547,300	826,700	826,700	Year End Roll	10/15/2020
2020	101	FV	274,900	0	.95	567,800	842,700	842,700	Year End Roll	9/26/2019
2019	101	FV	272,600	0	.95	552,800	825,400	825,400	Create Final value 2019	6/4/2019
2018	101	FV	272,600	0	.95	552,800	825,400	825,400	Year End Roll	9/28/2017
2017	101	FV	267,000	0	.95	547,300	814,300	814,300	Year End Roll	9/29/2016
2016	101	FV	264,700	0	.95	531,600	796,300	796,300	Year End Roll	1/14/2016
2015	101	FV	257,900	0	.95	491,900	749,800	749,800	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MARIER, BRUCE E	25483-408		7/13/1995		473,000	No	No	
MURPHY, CYRUS W	13450-528		5/30/1978		35,000	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/17/2011	4762	ROOF		C				strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
5/4/2017	MEAS+INSPCTD	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
12/11/1995	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	85 25 0
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:	

PRINT

Date	Time
10/18/22	21:40:25

LAST REV

Date	Time
10/17/22	11:34:05

apro 2149

Sign:

VERIFICATION OF VISIT NOT DATA

