



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MARTIN STEPHEN A
Owner 2:	MARTIN KATHERINE J
Owner 3:	
Street 1:	40 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ELLIOTT - SCOTT M
Owner 2:	WILLIAMS - AVA C
Street 1:	PO BOX 1086
Twn/City:	KAMUELA
St/Prov:	HI Cntry
Postal:	96743

NARRATIVE DESCRIPTION

This Parcel contains 2.487 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1941, Having Primarily WOOD SHING Exterior and MEMBRANE Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bd rms.

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 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		0.65		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									3,900						3,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	866,900	6,700	2.487	843,900	1,717,500
Total Card	866,900	6,700	2.487	843,900	1,717,500
Total Parcel	866,900	6,700	2.487	843,900	1,717,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		536.40	/Parcel: 536.40

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
12/03/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	742,300	7300	2.487	771,900	1,521,500	1,521,500	Year End Roll	10/19/2021
2021	101	FV	725,900	7300	2.487	803,900	1,537,100	1,537,100	Year End Roll	10/15/2020
2020	101	FV	749,300	7300	2.487	803,900	1,560,500	1,560,500	Year End Roll	9/26/2019
2019	101	FV	760,600	7300	2.487	800,700	1,568,600	1,568,600	Create Final value 2019	6/4/2019
2018	101	FV	760,600	7300	2.487	800,700	1,568,600	1,568,600	Year End Roll	9/28/2017
2017	101	FV	682,600	7300	2.487	800,700	1,490,600	1,490,600	Year End Roll	9/29/2016
2016	101	FV	587,900	3000	2.487	748,700	1,339,600	1,339,600	Year End Roll	1/14/2016
2015	101	FV	568,300	1400	2.487	693,500	1,263,200	1,263,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ELLIOTT,SCOTT M	62688-308		9/25/2013		1,350,000	No	No			
HOLLINGSWORTH C	43292-473		7/15/2004		1,695,000	No	No			
COLE, TIMOTHY +	25230-221		3/17/1995		671,000	No	No		2 DEEDS (P 227)	
COLE, EDWIN + L	21036-557		3/6/1991	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

PRINT	Date	Time
	10/18/22	21:42:54
LAST REV	Date	Time
	12/03/21	14:05:25
apro		
2162		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/16/2020	R-20-0049	MANUAL	9,607	C	4/23/2020			Frame out existing
1/16/2019	7302	RENOVATI	45,625	C	8/29/2019			Remodel bath & rep
7/13/2015	6146	RENO-ADD	304,000	C	6/16/2016			Construct 2 car ga
3/10/2014	5670	MANUAL	800	C				sheet metal work f
1/31/2014	5642	RENOVATI	150,000	C	5/18/2015			remodel a portion
3/22/2004	2868	RENOVATI	15,000	C	6/23/2004			ren full and hlf b
3/15/2004	2863	ROOF		C				rubber roof over e
8/12/2002	2562	MANUAL	100,000	C	6/21/2003			struc sup & bear f
7/9/2002	2535	DEMOLITI	5,000	C	6/21/2003			int kit, din rm, l
8/21/1997	1262	SHED		C	3/7/1998			3/7/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2021	INSPECTED	5	TB
7/24/2020	QUESTIONNAIR	624	W Coelho
6/16/2016	PERMIT VISIT	618	G BOURGAULT
5/18/2015	PERMIT VISIT	619	DH
5/8/2014	MEAS/EXT INS	25	D ERSKINE
1/22/2013	MEAS+INSPCTD	618	G BOURGAULT
10/6/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2005	MEAS+INSPCTD	615	
6/23/2004	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA

