

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PARKS TR STACEY A
Owner 2:	
Owner 3:	BEAVER POND REALTY TRUST
Street 1:	26 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TANG ERIC -
Owner 2:	TANG DOREEN -
Street 1:	22 ANTHEM CREEK CIRCLE
Twn/City:	HENDERSON
St/Prov:	NV Cntry
Postal:	89052

NARRATIVE DESCRIPTION

This Parcel contains 8.6 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1954, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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 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	12.5	1.000	R6									1,000,000						1,000,000	
101	ONE FAM		4.623		ACRES	EXCESS ACRE		0	30,000.	1.000	R6									138,690						138,700	
101	ONE FAM		2.14		ACRES	UNDEV	0.2	0	30,000.	0.200	R6									12,840						12,800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	828,300		8.600	1,151,500	1,979,800
Total Card	828,300		8.600	1,151,500	1,979,800
Total Parcel	828,300		8.600	1,151,500	1,979,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		263.24	/Parcel: 263.24

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	12/02/21
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	712,000	0	8.6	1,131,500	1,843,500	1,843,500	Year end	11/3/2022
2022	101	FV	579,100	0	8.6	1,073,100	1,652,200	1,652,200	Year End Roll	10/19/2021
2021	101	FV	532,700	0	8.6	1,111,500	1,644,200	1,644,200	Year End Roll	10/15/2020
2020	101	FV	523,400	0	8.6	1,071,500	1,594,900	1,594,900	Year End Roll	9/26/2019
2019	101	FV	496,100	0	8.6	1,046,700	1,542,800	1,542,800	Create Final value 2019	6/4/2019
2018	101	FV	496,100	0	8.6	1,046,700	1,542,800	1,542,800	Year End Roll	9/28/2017
2017	101	FV	487,200	0	8.6	1,046,700	1,533,900	1,533,900	Year End Roll	9/29/2016
2016	101	FV	473,300	0	8.6	1,020,300	1,493,600	1,493,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TANG ERIC,	54495-158		4/2/2010	CHD>SALE	1,250,000	No	No	
NANCY J. COONS	16841-543		3/17/1986		500,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/10/2022	R-22-0100	ROOF	54,900	C	3/16/2023			Re-roofing; single

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
4/27/2017	MEAS/EXT INS	4	JG
6/25/2008	MEAS/EXT INS	25	D ERSKINE
6/24/2008	MEAS+INSPCTD	100	
10/13/2001	M&L EXTERIOR	613	
9/21/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	73 6 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:	

