

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TAYLOR TR GERALD A
Owner 2:	TAYLOR TR SUSAN H
Owner 3:	G TAYLOR/SUSAN TAYLOR FAM TRST
Street 1:	2 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3309 Type:

PREVIOUS OWNER

Owner 1:	TAYLOR - GERALD A
Owner 2:	TAYLOR - SUSAN H
Street 1:	2 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

NARRATIVE DESCRIPTION

This Parcel contains 1.53 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1967, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		66647		SQUARE FE	PRIME SITE		0	11.4	1.140	R4									866,333						866,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	608,700		1.530	866,300	1,475,000
Total Card	608,700		1.530	866,300	1,475,000
Total Parcel	608,700		1.530	866,300	1,475,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		433.16	/Parcel: 433.16

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	12/02/21

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	530,200	0	1.53	702,900	1,233,100	1,233,100	Year end	11/3/2022
2022	101	FV	460,400	0	1.53	650,500	1,110,900	1,110,900	Year End Roll	10/19/2021
2021	101	FV	435,300	0	1.53	608,000	1,043,300	1,043,300	Year End Roll	10/15/2020
2020	101	FV	428,600	0	1.53	630,800	1,059,400	1,059,400	Year End Roll	9/26/2019
2019	101	FV	425,200	0	1.53	614,000	1,039,200	1,039,200	Create Final value 2019	6/4/2019
2018	101	FV	425,200	0	1.53	614,000	1,039,200	1,039,200	Year End Roll	9/28/2017
2017	101	FV	418,500	0	1.53	608,000	1,026,500	1,026,500	Year End Roll	9/29/2016
2016	101	FV	415,200	0	1.53	590,500	1,005,700	1,005,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TAYLOR,GERALD A	74016-171		1/21/2020	FAMILY	99	No	No	
CASWELL JOHN R,	52512-218		4/2/2009	MULTI-PARCEL	825,000	No	No	
CAROL,B. CASWEL	22170-39		6/30/1992	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/27/2016	6487	RENOVATI	37,500	C	5/25/2017			Remodel bathroom i
7/2/2013	5457	MANUAL	18,945	C				sheet metal work t
5/10/2013	5406	RENO-ADD	580,000	C	6/6/2014			Reno. entire inter
10/12/2012	5189	DEMOLITI		C				demo greenhouse on
9/7/2006	3512	ROOF		C				re-roof dwelling
11/28/2000	2139	GREENHOU	8,400	C	6/15/2001			
4/12/1996	922-96	MANUAL	10,000	C	2/13/1996			NEW BATH

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
5/8/2014	MEAS/EXT INS	25	D ERSKINE
6/25/2008	MEAS/EXT INS	25	D ERSKINE
6/15/2001	MEAS/EXT INS	613	
9/19/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

