

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DWYER CAROLYN CASWELL
Owner 2:	DWYER JONATHAN M
Owner 3:	
Street 1:	14 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	CASWELL JOHN R -
Owner 2:	-
Street 1:	2 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains .92 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1950, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		40075		SQUARE FE	PRIME SITE		0	11.4	1.697	R4									775,456						775,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	474,400		0.920	775,500	1,249,900	z990
Total Card		474,400	0.920	775,500	1,249,900	Entered Lot Size
Total Parcel		474,400	0.920	775,500	1,249,900	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 531.65		/Parcel: 531.65		Land Unit Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	417,900	0	.92	629,200	1,047,100	1,047,100	Year end	11/3/2022
2022	101	FV	398,200	0	.92	582,300	980,500	980,500	Year End Roll	10/19/2021
2021	101	FV	382,500	0	.92	544,200	926,700	926,700	Year End Roll	10/15/2020
2020	101	FV	345,200	0	.92	564,600	909,800	909,800	Year End Roll	9/26/2019
2019	101	FV	336,700	0	.92	549,600	886,300	886,300	Create Final value 2019	6/4/2019
2018	101	FV	336,700	0	.92	549,600	886,300	886,300	Year End Roll	9/28/2017
2017	101	FV	330,900	0	.92	544,200	875,100	875,100	Year End Roll	9/29/2016
2016	101	FV	330,900	0	.92	528,500	859,400	859,400	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASWELL JOHN R,	30268-402		5/28/1999	FAMILY	425,000	No	No			
NELSON ROBERT B	29103-017		9/15/1998		425,000	No	No			
ALBERT NELSON	20456-105		3/29/1990	FAMILY		No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/30/2020	R-20-0160	MANUAL	750	C	12/31/2020			Repair front porch
1/16/2008	3872	SCREENPR	32,000	C	6/17/2008			finish scr porch s
5/11/2001	2225	ADDITION	200,000	C	5/25/2002			rear addition with

**ACTIVITY INFORMATION**

Date	Result	By	Name
12/1/2021	INSPECTED	5	TB
5/17/2018	MEAS/EXT INS	622	K Cuoco
4/5/2010	INSPECTED	1	H M SCHEID
6/17/2008	MEAS+INSPCTD	100	
5/25/2002	MEAS/EXT INS	613	
11/10/2001	M&L COMPLETE	613	
11/20/1998	MEAS+INSPCTD	600	
9/19/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	74 17 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:	

