

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	WILION HAROLD
Owner 2:	JOHNSON ELIZABETH
Owner 3:	
Street 1:	66 BEAVER POND ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MICHEL TR - THOMAS
Owner 2:	LEWIS TR - SARA
Street 1:	C/O THOMAS M MICHEL MD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains .95 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1988, Having Primarily WOOD Exterior and ASPHALT 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		41382		SQUARE FE	PRIME SITE		0	11.4	1.653	R4									779,926						779,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	856,800		0.950	779,900	1,636,700
Total Card	856,800		0.950	779,900	1,636,700
Total Parcel	856,800		0.950	779,900	1,636,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		480.53	/Parcel: 480.53

Legal Description	User Acct
Entered Lot Size	
Total Land:	
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	742,100	0	.95	632,800	1,374,900	1,374,900	Year end	11/3/2022
2022	101	FV	633,300	0	.95	585,600	1,218,900	1,218,900	Year End Roll	10/19/2021
2021	101	FV	551,800	0	.95	547,300	1,099,100	1,099,100	Year End Roll	10/15/2020
2020	101	FV	542,600	0	.95	567,800	1,110,400	1,110,400	Year End Roll	9/26/2019
2019	101	FV	526,500	0	.95	552,800	1,079,300	1,079,300	Create Final value 2019	6/4/2019
2018	101	FV	526,500	0	.95	552,800	1,079,300	1,079,300	Year End Roll	9/28/2017
2017	101	FV	517,500	0	.95	547,300	1,064,800	1,064,800	Year End Roll	9/29/2016
2016	101	FV	505,500	0	.95	531,600	1,037,100	1,037,100	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
MICHEL TR, THOMA	70105-465		10/20/2017		1,075,000	No	No	
Michel, Thomas M	60041-330		9/19/2012	FAMILY	10	No	No	
MOSCH KARL + JO	22534-418		10/26/1992		631,000	No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/16/2018	6951	MANUAL	15,000	C				Amend permit #6934
12/6/2017	6934	RENOVATI	30,000	C				Remodel kitchen, m
8/17/2016	6534	SOLAR PA	55,874	C				Install roof mount
8/4/2015	6189	ROOF	22,230	C				Strip and re-roof
12/5/2002	2624	RENOVATI	8,853	C	6/20/2003			master bath

ACTIVITY INFORMATION

Date	Result	By	Name
12/4/2021	INSPECTED	5	TB
7/22/2021	QUESTIONNAIR	624	W Coelho
2/6/2019	PERMIT VISIT	622	K Cuoco
3/23/2018	MEAS/EXT INS	622	K Cuoco
11/24/2008	MEAS/EXT INS	25	D ERSKINE
6/20/2003	MEAS+INSPCTD	615	
1/12/2002	M&L COMPLETE	613	
9/22/1995	MEAS+INSPCTD	606	
6/20/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.95000	Total SF/SM:	41382.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	779,926	SpI Credit		Total:	779,900
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