

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		TWIN POND LN, LINCOLN

OWNERSHIP

Owner 1:	GEUSIC GREGORY
Owner 2:	GEUSIC KATE
Owner 3:	
Street 1:	19 TWIN POND LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4401 Type:

PREVIOUS OWNER

Owner 1:	FRANK - VELMA S
Owner 2:	-
Street 1:	19 TWIN POND LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4401

NARRATIVE DESCRIPTION

This parcel contains 3.41 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1965, having primarily WOOD Exterior and 3446 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.573		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									55,055						55,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.410	921,000	20,100	1,097,500	2,038,600
Total Card 3.410 921,000 20,100 1,097,500 2,038,600					
Total Parcel 3.410 921,000 20,100 1,097,500 2,038,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 591.58		/Parcel: 591.58	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	850,400	18800	3.41	1,067,100	1,936,300		Year End Roll	12/2/2024
2024	101	FV	817,200	18800	3.41	1,039,200	1,875,200		Year end	11/9/2023
2023	101	FV	711,200	18800	3.41	887,200	1,617,200	1,617,200	Year end	11/3/2022
2022	101	FV	615,600	24200	3.41	815,200	1,455,000	1,455,000	Year End Roll	10/19/2021
2021	101	FV	537,700	24200	3.41	847,200	1,409,100	1,409,100	Year End Roll	10/15/2020
2020	101	FV	529,300	24200	3.41	847,200	1,400,700	1,400,700	Year End Roll	9/26/2019
2019	101	FV	502,200	24200	3.41	844,000	1,370,400	1,370,400	Create Final va	6/4/2019
2018	101	FV	502,200	24200	3.41	844,000	1,370,400	1,370,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FRANK,VELMA S	75724-570		9/28/2020		1,745,000	No	No		
FRANK, ROBERT C	24450-102		4/12/1994	FAMILY		No	No		
	10350-245		9/19/1963			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/25/2025	G-25-0010	MECHANIC	4,000	C				
9/16/2021	R-21-0213	ROOF	18,200	C	9/28/2021			Strip & re-roof dw
7/26/2021	R-21-0171	MANUAL	1,025	C				Weatherization, in
10/24/2011	4907	ROOF		C				strip & re-roof dw
11/3/2000	2123	GREENHOU	125,000	C	6/8/2001			
6/11/1996	973-96	ADDITION	70,000	C	7/2/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
5/23/2017	MEAS/EXT INS	4	JG
6/27/2008	MEAS+INSPCTD	25	D ERSKINE
6/8/2001	MEAS+INSPCTD	613	
7/2/1997	MEAS+INSPCTD	602	
12/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	120 3 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:	
CivilDistrict:	
Ratio:	

