



PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		TWIN POND LN, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: BARREVELD ANTJE M		
Owner 2: BARREVELD SEBASTIAN M		
Owner 3:		
Street 1: 10 TWIN POND LN		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.707	2,071,100		1,142,900	3,214,000
Total Card 4.707 2,071,100 1,142,900 3,214,000					
Total Parcel 4.707 2,320,200 1,142,900 3,463,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 522.47		/Parcel: 456.54	

Legal Description	User Acct
2460	
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
12/18/18

PREVIOUS OWNER

Owner 1: CODY - ROGER		
Owner 2: -		
Street 1: 10 TWIN POND LN		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,969,000	0	4.707	1,112,500	3,081,500		Year End Roll	12/2/2024
2024	101	FV	1,865,900	0	4.707	1,078,100	2,944,000		Year end	11/9/2023
2023	101	FV	1,641,700	0	4.707	926,100	2,567,800	2,567,800	Year end	11/3/2022
2022	101	FV	1,428,000	0	4.707	854,100	2,282,100	2,282,100	Year End Roll	10/19/2021
2021	101	FV	1,329,500	0	4.707	886,100	2,215,600	2,215,600	Year End Roll	10/15/2020
2020	101	FV	1,425,300	0	4.707	886,100	2,311,400	2,311,400	Year End Roll	9/26/2019
2019	101	FV	1,480,400	0	4.707	882,900	2,363,300	2,363,300	Create Final va	6/4/2019
2018	101	FV	1,480,400	0	4.707	882,900	2,363,300	2,363,300	Year End Roll	9/28/2017

Parcel ID 180 14 0

!568!

USER DEFINED

Prior Id # 1:	120 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:	
CivilDistrict:	
Ratio:	

NARRATIVE DESCRIPTION

This parcel contains 4.707 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1960, having primarily CLAPBOARD Exterior and 6152 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CODY,ROGER	71187-229		6/21/2018		2,288,000	No	No		
JOHNSON STEPHEN	49810-555		7/20/2007		2,110,000	No	No		
JOHNSON STEPHEN	31650-70		7/17/2000	CONVENIENC		1	No	No	
MILLARD, SUSAN	25415-329		6/16/1995		840,000	No	No		
JON C. MAZUY	11919-204		11/19/1970		87,500	No	No		

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
09/26/25	14:53:44

LAST REV

Date	Time
04/26/23	12:05:09

blakeley
568

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/24/2022	R-22-0259	SOLAR PA	29,704	C	12/27/2022			Install 32 roof-mo
3/25/2021	R-21-0053	ROOF	43,775	C				Strip & re-roof dw
12/30/2019	R-19-0216	WINDOWS	23,000	C				Install 15 replace
8/27/2009	4248	RENOVATI	20,000	C				enclose 3 season s
12/15/2008	4109	RENO-BAR	150,000	C	5/28/2009			remove bmt horse s
9/10/1999	1795	RENO-ADD	150,000	C	6/8/2001			6/28/00 95%
12/6/1996	1099-96	MANUAL	6,000	C	6/23/1997			BTH/WIN

ACTIVITY INFORMATION

Date	Result	By	Name
12/18/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS+INSPCTD	25	D ERSKINE
5/28/2009	PERMIT VISIT	25	D ERSKINE
6/27/2008	MEAS+INSPCTD	25	D ERSKINE
6/8/2001	MEAS+INSPCTD	613	
6/28/2000	MEAS/EXT INS	611	
6/23/1997	MEAS+INSPCTD	602	
12/6/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

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		2.87		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									100,450						100,500	

Total AC/HA:	4.70655	Total SF/SM:	205017	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,142,850	SpI Credit	Total:	1,142,900
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