

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BERNARD CLARK L
Owner 2:	BERNARD SUSANA R
Owner 3:	
Street 1:	21 TWIN POND LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4401 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5.03 ACRES of land mainly classified as ONE FAM with a DECK HSE Building built about 1976, having primarily WOOD Exterior and 3872 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 3 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		3.193		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									111,755						111,800	

Total AC/HA:	5.02955	Total SF/SM:	219087	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	1,070,155	SpI Credit	Total:	1,070,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5.030	941,900	10,000	1,070,200	2,022,100
Total Card 5.030 941,900 10,000 1,070,200 2,022,100					
Total Parcel 5.030 941,900 10,000 1,070,200 2,022,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		522.24	/Parcel: 522.24

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	886,100	9300	5.03	1,042,200	1,937,600		Year End Roll	12/2/2024
2024	101	FV	1,083,500	9300	5.03	1,007,800	2,100,600		Year end	11/9/2023
2023	101	FV	835,600	9300	5.03	835,800	1,680,700	1,680,700	Year end	11/3/2022
2022	101	FV	716,400	13700	5.03	780,600	1,510,700	1,510,700	Year End Roll	10/19/2021
2021	101	FV	656,200	13700	5.03	735,800	1,405,700	1,405,700	Year End Roll	10/15/2020
2020	101	FV	596,100	13700	5.03	759,800	1,369,600	1,369,600	Year End Roll	9/26/2019
2019	101	FV	529,800	13700	5.03	742,200	1,285,700	1,285,700	Create Final va	6/4/2019
2018	101	FV	529,800	13700	5.03	742,200	1,285,700	1,285,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PETER A. THOMAS	12489-710		7/31/1973		32,750	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/7/2014	5935	WDK	11,300	C				
5/24/2004	2930	DEMOLITI	9,000	C				dem side deck & do

ACTIVITY INFORMATION

Date	Result	By	Name
11/13/2023	ABATE-INSPEC	1	H M SCHEID
10/11/2011	MEAS/EXT INS	25	D ERSKINE
5/9/2005	MEAS/EXT INS	600	
4/15/2005	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	124 2 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:	

PRINT  
 Date Time  
 09/26/25 15:00:32  
 LAST REV  
 Date Time  
 08/19/24 14:02:18  
 apro  
 657

Parcel ID 185 3 0

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