



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TAYLOR GERALD A
Owner 2:	GREENSPUN PHILLIP
Owner 3:	MCDOUGALD RONALD J
Street 1:	PO BOX 6267
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-3309 Type:

**PREVIOUS OWNER**

Owner 1:	CASWELL JOHN R -
Owner 2:	KREGER DAVID -
Street 1:	2 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3309

**NARRATIVE DESCRIPTION**

This Parcel contains 1.3 ACRES of land mainly classified as UNDEV

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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
132	UNDEV		1.3		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									7,800						7,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			1.300	7,800	7,800		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			1.300	7,800	7,800	Entered Lot Size	
Total Parcel			1.300	7,800	7,800	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A		Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	132	FV		0	1.3	7,800	7,800	7,800	Year End Roll	9/26/2019
2019	132	FV		0	1.3	7,800	7,800	7,800	Create Final value 2019	6/4/2019
2018	132	FV		0	1.3	7,800	7,800	7,800	Year End Roll	9/28/2017
2017	132	FV		0	1.3	7,800	7,800	7,800	Year End Roll	9/29/2016
2016	132	FV		0	1.3	7,800	7,800	7,800	Year End Roll	1/14/2016
2015	132	FV		0	1.3	7,800	7,800	7,800	Year End	10/2/2014
2014	132	FV		0	1.3	7,800	7,800	7,800	Year End Roll	1/23/2014
2013	132	FV		0	1.3	7,800	7,800	7,800	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CASWELL JOHN R,	52512-218		4/2/2009	MULTI-PARCEL	825000	No	No			
MCDOUGALD RONAL	29838-547		2/24/1999	CONVENIENC	0	No	No			1/3 INTEREST
MCDOUGALD RONAL	28902-158		7/30/1998	DIVORCE/ESTA	0	No	No			UNDIVIDED 1/3 INTEREST
MCDOUGALD RONAL	28902-156		7/30/1998	DIVORCE/ESTA	284560	No	No			UNDIVIDED 1/3 INTEREST
LINNELL ETC., T	13299-308		9/30/1977	CONVENIENC	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

