

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BRAINARD TR PATRICIA W
Owner 2:	LONG TR SHEILA D
Owner 3:	BRAINARD REV TR / LONG REV TR
Street 1:	33 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3308 Type:

PREVIOUS OWNER

Owner 1:	BRAINARD - PATRICIA W
Owner 2:	LONG - SHEILA D
Street 1:	33 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This Parcel contains 1.4 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1946, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		60983.2		SQUARE FE	PRIME SITE		0	8.	1.218	R4									594,360						594,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	340,900		1.400	594,400	935,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 340.73						/Parcel: 340.73	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	303,100	0	1.4	616,600	919,700	919,700	Year End Roll	9/26/2019
2019	101	FV	288,100	0	1.4	600,300	888,400	888,400	Create Final value 2019	6/4/2019
2018	101	FV	288,100	0	1.4	600,300	888,400	888,400	Year End Roll	9/28/2017
2017	101	FV	282,400	0	1.4	594,400	876,800	876,800	Year End Roll	9/29/2016
2016	101	FV	278,200	0	1.4	577,300	855,500	855,500	Year End Roll	1/14/2016
2015	101	FV	267,000	0	1.4	534,200	801,200	801,200	Year End	10/2/2014
2014	101	FV	264,200	0	1.4	497,800	762,000	762,000	Year End Roll	1/23/2014
2013	101	FV	258,600	0	1.38	481,200	739,800	739,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BRAINARD,PATRIC	74822-134		6/5/2020	CONVENIENC	99	No	No			
BRAINARD,PATRIC	61480-449		3/27/2013	FAMILY	1	No	No			
GRINNELL VIRGIN	53600-558		9/29/2009		760000	No	No			
	7252-415		2/19/1948		20500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/6/2011	4712	MANUAL		C				air sealing and in
11/2/2009	4322	RENOVATI	20,000	C	3/18/2010			install new kit ca

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2018	MEAS/EXT INS	622	K Cuoco
7/21/2010	MEAS/EXT INS	25	D ERSKINE
6/25/2008	MEAS/EXT INS	25	D ERSKINE
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
6/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

