



**Patriot**  
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PATTERSON JEFFREY H
Owner 2:	C/O BATTERY GLOBAL ADVISORS
Owner 3:	
Street 1:	260 FRANKLIN ST STE 1510
Street 2:	
Twn/City:	BOSTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02110 Type:

PREVIOUS OWNER

Owner 1:	STANZLER ALAN L -
Owner 2:	-
Street 1:	15 BEAVER POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3308

NARRATIVE DESCRIPTION

This parcel contains 1.138 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1937, having primarily CLAPBOARD Exterior and 5589 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 13 Rooms, and 6 Bd rms.

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:	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
101	ONE FAM		37829		SQUARE FE	PRIME SITE		0	11.98	1.78	R4									806,839						806,800	
101	ONE FAM		0.27		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									9,450						9,500	ROW

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.138	1,158,100		816,300	1,974,400
Total Card		1.138	1,158,100	816,300	1,974,400
Total Parcel		1.138	1,158,100	816,300	1,974,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 353.27		/Parcel: 353.27	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,096,700	0	1.138	792,800	1,889,500		Year End Roll	12/2/2024
2024	101	FV	1,051,200	0	1.138	775,900	1,827,100		Year end	11/9/2023
2023	101	FV	1,044,100	0	1.138	631,100	1,675,200	1,675,200	Year end	11/3/2022
2022	101	FV	1,007,800	0	1.138	584,600	1,592,400	1,592,400	Year End Roll	10/19/2021
2021	101	FV	974,500	0	1.138	546,900	1,521,400	1,521,400	Year End Roll	10/15/2020
2020	101	FV	966,600	0	1.138	567,100	1,533,700	1,533,700	Year End Roll	9/26/2019
2019	101	FV	945,600	0	1.138	552,300	1,497,900	1,497,900	Create Final va	6/4/2019
2018	101	FV	945,600	0	1.138	552,300	1,497,900	1,497,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANZLER ALAN L	37606-488		1/8/2003		1,381,500	No	No		
STANZLER ALAN L	34068-246		11/15/2001	DIVORCE/ESTA		1	No	No	
SHELLY COLLINGW	14228-467		3/3/1981		260,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/11/2025	R-25-0035	WINDOWS	13,986	C				replace window in
7/11/2013	5471	MANUAL	10,000	C				install a generato
1/14/2013	5295	RENOVATI	8,561	C				sheet metal work t
1/10/2013	5293	POOL HOU	15,000	C	6/13/2013			reno a bmt
1/11/2007	3604	RENO-ADD	600,000	C	6/17/2008			contr. add to kit
12/22/2006	3593	RENO-ADD	32,965	C	6/7/2007			14x16 foundation a

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2021	INSPECTED	5	TB
6/13/2013	MEAS/EXT INS	25	D ERSKINE
6/17/2008	PERMIT VISIT	100	
6/7/2007	MEAS/EXT INS	100	
3/13/2004	M&L COMPLETE	615	
10/13/2001	M&L EXTERIOR	613	
5/31/1996	MEAS+INSPCTD	606	
9/19/1995	MEAS/EXT INS	606	
2/22/1995	MEAS/EXT INS	601	

Sign: VERIFICATION OF VISIT NOT DATA

