

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PATTERSON TR 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
Postal:	02110

PREVIOUS OWNER

Owner 1:	STANZLER ALAN L TR -
Owner 2:	BEAVER REALTY TRUST -
Street 1:	105 JERICHO RD
Twn/City:	WESTON
St/Prov:	MA Cntry
Postal:	02493

NARRATIVE DESCRIPTION

This Parcel contains 1.15 ACRES of land mainly classified as POTENTL

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
131	POTENTL		50094		SQUARE FE	PRIME SITE		0	11.98	1.42	R4									850,919						850,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
131	1.150			850,900	850,900
Total Card		1.150		850,900	850,900
Total Parcel		1.150		850,900	850,900
Source:		Market Adj Cost	Total Value per SQ unit /Card:		N/A
			/Parcel:		N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	131	FV		0	1.15	826,100	826,100		Year End Roll	12/2/2024
2024	131	FV		0	1.15	809,700	809,700		Year end	11/9/2023
2023	131	FV		0	1.15	657,000	657,000	657,000	Year end	11/3/2022
2022	131	FV		0	1.15	608,000	608,000	608,000	Year End Roll	10/19/2021
2021	131	FV		0	1.15	568,200	568,200	568,200	Year End Roll	10/15/2020
2020	131	FV		0	1.15	589,500	589,500	589,500	Year End Roll	9/26/2019
2019	131	FV		0	1.15	573,900	573,900	573,900	Create Final va	6/4/2019
2018	131	FV		0	1.15	573,900	573,900	573,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
STANZLER ALAN L	43033-498		6/11/2004		612,500	No	No		
STANZLER ALAN L	34068-242		11/15/2001	CONVENIENC		1	No	No	
STANZLER ALAN L	32838-86		5/10/2001	CONVENIENC		1	No	No	
COLLINGWOOD SHE	14228-469		3/3/1981		60,000	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	74 21 1
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	17:38:23

LAST REV

Date	Time
07/28/25	09:34:21

blakeley
2019

