

163

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1 of 2

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,241,900 / 1,345,100
USE VALUE: 1,241,900 / 1,345,100
ASSESSed: 1,241,900 / 1,345,100

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with 3 columns: No, Alt No, Direction/Street/City. Row 1: 56, BEAVER POND RD, LINCOLN

OWNERSHIP

Table with 2 columns: Owner, Address. Owners: DAUTREMONT RUTH E, c/o McCARTER PRIVATE WEALTH SV. Address: 265 FRANKLIN STREET, BOSTON, MA 02110

PREVIOUS OWNER

Table with 2 columns: Owner, Address. Owners: DAUTREMONT RUTH W -, -. Address: 30 BEAVER POND RD, LINCOLN, MA 01773-3309

NARRATIVE DESCRIPTION

This parcel contains 4.117 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1948, having primarily WOOD Exterior and 1768 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Table with 4 columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with 7 columns: Item, Code, Description, %, Item, Code, Description. Includes Septic, Sewer, Electric, Exempt, Topo, Street, Gas.

LAND SECTION (First 7 lines only)

Table with 24 columns: 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

IN PROCESS APPRAISAL SUMMARY

Table with 6 columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Includes Total Card, Total Parcel, Source: Market Adj Cost.

PREVIOUS ASSESSMENT

Table with 11 columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Shows assessment history from 2018 to 2025.

SALES INFORMATION

Table with 10 columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Shows sales to DAUTREMONT RUTH and MASSY, HUGH C.

BUILDING PERMITS

Table with 9 columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Shows permits for RENO-ADD, RENOVATI, MANUAL, WDK.

ACTIVITY INFORMATION

Table with 4 columns: Date, Result, By, Name. Shows inspection and permit activity from 1992 to 2021.

Sign: VERIFICATION OF VISIT NOT DATA

Total: 995,640 SpI Credit Total: 995,600



Patriot Properties Inc.

USER DEFINED

Table with 2 columns: Prior Id #, Value. Shows ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio.

PRINT

Date Time 09/26/25 17:56:39

LAST REV

Date Time 06/17/25 11:04:21

blakeley 2144

