

163

15

0

Map

Lot

Sublot

Building

Unit

2 of 2

CARD

RESIDENTIAL

Town Of Lincoln

APPRAISED:

Total Card /

Total Parcel

USE VALUE:

103,200 /

1,345,100

ASSESSED:

103,200 /

1,345,100

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAUTREMONT RUTH E	
Owner 2:	c/o McCARTER PRIVATE WEALTH SV	
Owner 3:		
Street 1:	265 FRANKLIN STREET	
Street 2:		
Twn/City:	BOSTON	
St/Prov:	MA	Cntry
Postal:	02110	Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 4.117 ACRES of land mainly classified as ONE FAM with a STUDIO Building built about 2008, having primarily WOOD Exterior and 994 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

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		0		SQUARE FE	PRIME SITE		0	0.	0.00	R4																

Total AC/HA:	0.00000	Total SF/SM:	0	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:		SpI Credit		Total:	
--------------	---------	--------------	---	-------------	-------------	---------------	-----------	--------	--	------------	--	--------	--

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - Lincoln

meadorse

2026

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	99,700	3,500		103,200
Total Card 0.000 99,700 3,500 103,200					
Total Parcel 4.117 343,400 6,100 995,600 1,345,100					
Source: Market Adj Cost		Total Value per SQ unit /Card:		103.82	/Parcel: 487.04

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

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 / /

Parcel ID 163 15 0

!2144!

PRINT

Date	Time
09/26/25	17:56:46

LAST REV

Date	Time
10/09/18	15:36:44

apro	2144
------	------



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85 20 0
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:	

