



PROPERTY LOCATION

No	Alt No	Direction/Street/City
56		BEAVER POND RD, LINCOLN
Unit #:		
Owner 1: DAUTREMONT RUTH E		
Owner 2:		
Owner 3:		
Street 1: 56 BEAVER POND RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3309	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	170,500	2,100	4.117	716,700	889,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 503.05						/Parcel: 357.09	

OWNERSHIP

Owner 1: DAUTREMONT RUTH E
 Owner 2:
 Owner 3:
 Street 1: 56 BEAVER POND RD
 Street 2:
 Twn/City: LINCOLN
 St/Prov: MA Cntry: Own Occ: Y
 Postal: 01773-3309 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	246,000	4800	4.117	671,900	922,700	922,700	Year End Roll	10/15/2020
2020	101	FV	243,400	4800	4.117	695,900	944,100	944,100	Year End Roll	9/26/2019
2019	101	FV	238,000	1200	4.117	678,300	917,500	917,500	Create Final value 2019	6/4/2019
2018	101	FV	238,000	1200	4.117	678,300	917,500	917,500	Year End Roll	9/28/2017
2017	101	FV	233,900	1200	4.117	671,900	907,000	907,000	Year End Roll	9/29/2016
2016	101	FV	232,600	1200	4.117	653,500	887,300	887,300	Year End Roll	1/14/2016
2015	101	FV	228,600	1200	4.117	607,100	836,900	836,900	Year End	10/2/2014
2014	101	FV	216,700	1200	4.117	567,900	785,800	785,800	Year End Roll	1/23/2014

PREVIOUS OWNER

Owner 1: DAUTREMONT RUTH W -
 Owner 2: -
 Street 1: 30 BEAVER POND RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry:
 Postal: 01773-3309

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAUTREMONT RUTH	39039-75		5/2/2003	FAMILY	665,000	No	No			
MASSY, HUGH C.	16100-419		4/11/1985		310,000	No	No			

NARRATIVE DESCRIPTION

This Parcel contains 4.117 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1948, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/17/2008	4096	RENO-ADD	35,000	C	6/3/2009			construct 2nd fl a
4/30/2008	3932	RENOVATI	5,000	C	6/3/2009			reno bth
11/29/2006	3579	MANUAL		C				install wood burni
5/11/2001	2224	WDK	35,000	C	5/25/2002			replace and enlarg

ACTIVITY INFORMATION

Date	Result	By	Name
10/9/2018	MEAS/EXT INS	622	K Cuoco
6/3/2009	PERMIT VISIT	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
5/25/2002	MEAS/EXT INS	613	
10/13/2001	M&L COMPLETE	613	
9/21/1995	MEAS+INSPCTD	606	
10/1/1992	INSPECTED	601	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		80000		SQUARE FE	PRIME SITE		0	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.76		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									22,800						22,800	
101	ONE FAM		1.52		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									9,120						9,100	Wetland

Total AC/HA:	4.11655	Total SF/SM:	179316.92	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	716,720	Spl Credit	Total:	716,700
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