

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAWLER TR JUDITH A
Owner 2:	
Owner 3:	ANDERSON FAMILY TRUST
Street 1:	44 BEAVER POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LAWLER JUDITH A -
Owner 2:	ANDERSON ROSINA -
Street 1:	29 DIVISION AVE
Twn/City:	SOUTH NYACK
St/Prov:	NY Cntry
Postal:	10960

NARRATIVE DESCRIPTION

This parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1950, having primarily CLAPBOARD Exterior and 2441 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 5 Bdrms.

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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400					1,042,400		
101	ONE FAM		0.143		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									5,005					5,000		
101	ONE FAM		1.12		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									7,840					7,800	Wetland	

Total AC/HA:	3.09955	Total SF/SM:	135016	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,055,245	SpI Credit		Total:	1,055,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	3.100	520,200	3,400	1,055,200	1,578,800	
Total Card		3.100	520,200	3,400	1,055,200	1,578,800
Total Parcel		3.100	520,200	3,400	1,055,200	1,578,800
Source:		Market Adj Cost		Total Value per SQ unit /Card: 646.92 /Parcel: 646.92		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	478,200	3200	3.1	1,024,800	1,506,200		Year End Roll	12/2/2024
2024	101	FV	472,700	3200	3.1	1,003,000	1,478,900		Year end	11/9/2023
2023	101	FV	406,900	3200	3.1	851,000	1,261,100	1,261,100	Year end	11/3/2022
2022	101	FV	360,000	3200	3.1	779,000	1,142,200	1,142,200	Year End Roll	10/19/2021
2021	101	FV	331,200	3200	3.1	811,000	1,145,400	1,145,400	Year End Roll	10/15/2020
2020	101	FV	325,500	3200	3.1	811,000	1,139,700	1,139,700	Year End Roll	9/26/2019
2019	101	FV	308,500	3200	3.1	807,800	1,119,500	1,119,500	Create Final va	6/4/2019
2018	101	FV	308,500	3200	3.1	807,800	1,119,500	1,119,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAWLER JUDITH A	53592-291		9/28/2009	FAMILY	100	No	No		
ANDERSON, LAWRE	15478-9		3/14/1984	FAMILY		No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
12/3/2021	INSPECTED	5	TB
11/3/2011	MEAS/EXT INS	618	G BOURGAULT
11/24/2008	MEAS/EXT INS	25	D ERSKINE
11/5/2002	M&L COMPLETE	615	
10/13/2001	M&L COMPLETE	613	
9/21/1995	ENTRY DENIED	606	
9/21/1995	ENTRY DENIED	606	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	85 17 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:	

Legal Description	
Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
0	
GIS Ref	
GIS Ref	
Insp Date	
12/03/21	

Parcel ID 163 12 0

!2140!

PRINT

Date	Time
09/26/25	17:56:08

LAST REV

Date	Time
12/03/21	14:30:41

apro 2140

PAT ACCT.

