



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(n) CONTEMPORARY Building Built about 1950, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		0.143		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									4,290						4,300	
101	ONE FAM		1.12		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									6,720						6,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	406,900	3,200	3.100	851,000	1,261,100
Total Card	406,900	3,200	3.100	851,000	1,261,100
Total Parcel	406,900	3,200	3.100	851,000	1,261,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		516.74	/Parcel: 516.74

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	12/03/21
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	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
2017	101	FV	303,000	3200	3.1	807,800	1,114,000	1,114,000	Year End Roll	9/29/2016
2016	101	FV	294,300	3200	3.1	755,800	1,053,300	1,053,300	Year End Roll	1/14/2016
2015	101	FV	286,200	3200	3.1	700,600	990,000	990,000	Year End	10/2/2014

SALES INFORMATION

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

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

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

