



**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          | 12.4       | 1.000 | R5    |            |           |        |   |        |   |        |   | 992,000         |           |   |           |        |      | 992,000   |         |
| 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                     | 472,700        | 3,200                          | 3.100     | 1,003,000  | 1,478,900       |
| Total Card              |                | 472,700                        | 3,200     | 3.100      | 1,003,000       |
| Total Parcel            |                | 472,700                        | 3,200     | 3.100      | 1,003,000       |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: |           | 605.98     | /Parcel: 605.98 |

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

|           |          |
|-----------|----------|
| Insp Date | 12/03/21 |
|-----------|----------|

**PREVIOUS ASSESSMENT**

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

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V   | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|-----|-----|-------|-----------------|-------|
| 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

**EXTERIOR INFORMATION**

|               |                  |          |
|---------------|------------------|----------|
| Type:         | 9 - CONTEMPORARY |          |
| Sty Ht:       | 1 - 1            |          |
| (Liv) Units:  | 1                | Total: 1 |
| Foundation:   | 2 - CONC BLOCK   |          |
| Frame:        | 1 - WOOD         |          |
| Prime Wall:   | 2 - CLAPBOARD    |          |
| Sec Wall:     |                  |          |
| Roof Struct:  | 1 - GABLE        |          |
| Roof Cover:   | 1 - ASPHALT      |          |
| Color:        |                  |          |
| View / Desir: |                  |          |

**BATH FEATURES**

|            |   |         |         |
|------------|---|---------|---------|
| Full Bath: | 3 | Rating: | AVERAGE |
| A Bath:    |   | Rating: |         |
| 3/4 Bath:  |   | Rating: |         |
| A 3QBth:   |   | Rating: |         |
| 1/2 Bath:  |   | Rating: |         |
| A HBth:    |   | Rating: |         |
| OthrFix:   | 1 | Rating: | AVERAGE |

**COMMENTS**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |
|  |  |

**RESIDENTIAL GRID**

|              |       |                              |         |   |      |   |    |  |
|--------------|-------|------------------------------|---------|---|------|---|----|--|
| 1st Res Grid | Desc: | Line 1                       | # Units | 1 |      |   |    |  |
| Level        | FY    | LR DR D K FR RR BR FB HB L O |         |   |      |   |    |  |
| Other        |       |                              |         |   |      |   |    |  |
| Upper        |       |                              |         |   |      |   |    |  |
| Lvl 2        |       |                              |         |   |      |   |    |  |
| Lvl 1        |       |                              |         |   |      |   |    |  |
| Lower        |       |                              |         |   |      |   |    |  |
| Totals       | RM    | 8                            | BR      | 5 | Bath | 3 | HB |  |

**GENERAL INFORMATION**

|               |               |             |  |
|---------------|---------------|-------------|--|
| Grade:        | B+ - GOOD (+) |             |  |
| Year Blt:     | 1950          | Eff Yr Blt: |  |
| Alt LUC:      |               | Alt %:      |  |
| Jurisdict:    |               | Fact:       |  |
| Const Mod:    |               |             |  |
| Lump Sum Adj: |               |             |  |

**CONDO INFORMATION**

|              |               |
|--------------|---------------|
| Location:    |               |
| Total Units: |               |
| Floor:       | 1 - 1ST FLOOR |
| % Own:       |               |
| Name:        |               |

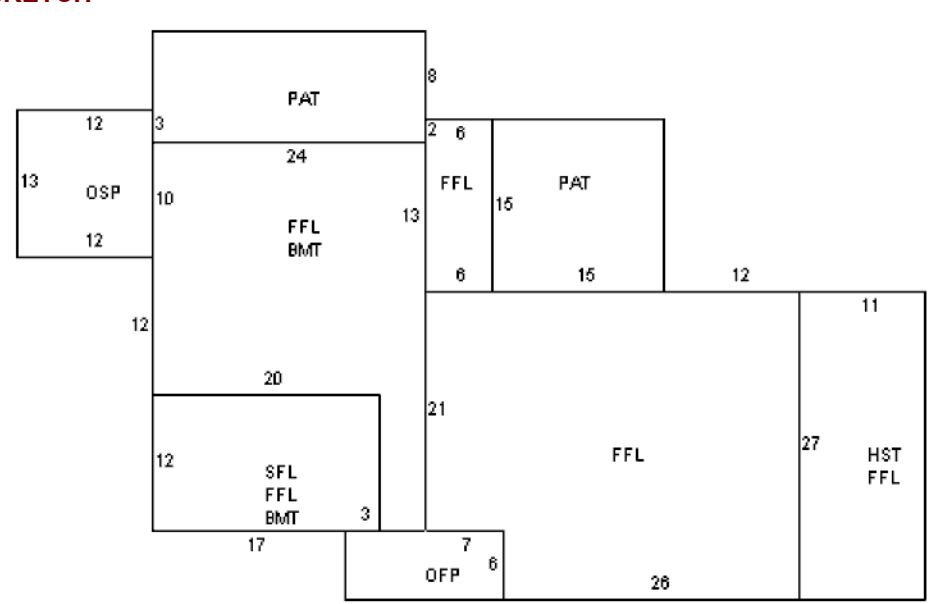
**REMODELING**

|            |  |
|------------|--|
| Exterior:  |  |
| Interior:  |  |
| Additions: |  |
| Kitchen:   |  |
| Baths:     |  |
| Plumbing:  |  |
| Electric:  |  |
| Heating:   |  |
| General:   |  |

**RES BREAKDOWN**

|         |     |     |    |
|---------|-----|-----|----|
| No Unit | RMS | BRS | FL |
| 1       | 8   | 5   | 1  |
| Totals  |     |     |    |
| 1       | 8   | 5   |    |

**SKETCH**



**INTERIOR INFORMATION**

|               |              |     |
|---------------|--------------|-----|
| Avg Ht/FL:    | STD          |     |
| Prim Int Wal: | 2 - PLASTER  |     |
| Sec Int Wall: | 1 - DRYWALL  | 50% |
| Partition:    | T - TYPICAL  |     |
| Prim Floors:  | 11 - MASONRY |     |
| Sec Floors:   | 3 - HARDWOOD | 20% |
| Bsmnt Flr:    |              |     |
| Bsmnt Gar:    |              |     |

**DEPRECIATION**

|             |              |     |
|-------------|--------------|-----|
| Phys Cond:  | AV - Average | 35% |
| Functional: |              |     |
| Economic:   |              |     |
| Special:    |              |     |
| Override:   |              |     |
| Total:      |              | 35% |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 150.00     |
| Size Adj.:         | 0.99585128 |
| Const Adj.:        | 1.00188005 |
| Adj \$ / SQ:       | 149.659    |
| Other Features:    | 47500      |
| Grade Factor:      | 1.60       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 727283     |
| Depreciation:      | 254549     |
| Depreciated Total: | 472734     |

**COMPARABLE SALES**

| Rate              | Parcel ID | Typ          | Date    | Sale Price  |
|-------------------|-----------|--------------|---------|-------------|
|                   |           |              |         |             |
|                   |           |              |         |             |
|                   |           |              |         |             |
|                   |           |              |         |             |
|                   |           |              |         |             |
|                   |           |              |         |             |
| WtAv\$/SQ:        |           | AvRate:      | Ind.Val | 1078257.200 |
| Juris. Factor:    |           | Before Depr: |         | 239.45      |
| Special Features: | 0         | Val/Su Net:  |         | 119.31      |
| Final Total:      | 472700    | Val/Su SzAd: |         | 193.69      |

**SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL                | 1ST FLOOR   | 2,052      | 149.660   | 307,099      |      |
| BMT                | BASEMENT    | 816        | 37.410    | 30,530       |      |
| PAT                | PATIO       | 465        | 14.000    | 6,510        |      |
| SFL                | 2ND FLOOR   | 240        | 149.660   | 35,918       |      |
| OSP                | SCRN PORCH  | 156        | 22.500    | 3,510        |      |
| HST                | HALF STORY  | 149        | 149.660   | 22,224       |      |
| OFF                | OPEN PORCH  | 84         | 15.000    | 1,260        |      |
| Net Sketched Area: |             | 3,962      | Total:    | 407,051      |      |
| Size Ad            | 2440.5      | Gross Area | 4110      | FinArea      | 2441 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |

**SPEC FEATURES/YARD ITEMS**

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|------|-------------|---|-----|-----|----------|------|-----|------|------------|-----|-----|-----|------|-------|------------|------|-------|--------------|
| 6    | CARPORT     | D | Y   | 1   | 20x18    | A    | AV  | 1963 | 22.00      | T   | 60  | 101 |      |       | 3,200      |      |       | 3,200        |
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |
|      |             |   |     |     |          |      |     |      |            |     |     |     |      |       |            |      |       |              |

**PARCEL ID**

163 12 0

|       |   |                   |       |                         |  |        |       |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|
| More: | N | Total Yard Items: | 3,200 | Total Special Features: |  | Total: | 3,200 |
|-------|---|-------------------|-------|-------------------------|--|--------|-------|

**IMAGE**

*AssessPro* Patriot Properties, Inc

