



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		GOOSE POND RD, LINCOLN

OWNERSHIP

Owner 1:	MCGARR ROBERT M
Owner 2:	MCGARR ANNE M CAVASSA
Owner 3:	
Street 1:	3 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2502 Type:

PREVIOUS OWNER

Owner 1:	GRAY - PATRICIA D
Owner 2:	-
Street 1:	3 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2502

NARRATIVE DESCRIPTION

This Parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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	4	MEDIUM

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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80150.2		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									665,247						665,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	495,600		1.840	665,200	1,160,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 340.81						/Parcel: 340.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	415,800	0	1.84	647,600	1,063,400	1,063,400	Create Final value 2019	6/4/2019
2018	101	FV	415,800	0	1.84	647,600	1,063,400	1,063,400	Year End Roll	9/28/2017
2017	101	FV	405,200	0	1.84	640,400	1,045,600	1,045,600	Year End Roll	9/29/2016
2016	101	FV	392,200	0	1.84	622,000	1,014,200	1,014,200	Year End Roll	1/14/2016
2015	101	FV	388,700	0	1.84	575,500	964,200	964,200	Year End	10/2/2014
2014	101	FV	363,800	0	1.84	536,300	900,100	900,100	Year End Roll	1/23/2014
2013	101	FV	356,800	0	1.82	518,600	875,400	875,400	Year End Roll	10/25/2012
2012	101	FV	363,800	0	1.82	538,500	902,300	902,300	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRAY,PATRICIA D	1528-57		6/13/2018		1285000	No	No			
GRAY PATRICIA D	1246-189		1/10/2002	CONVENIENC		1	No	No		
THOMAS M. KERSH	1015-118		6/30/1986		560000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/18/2014	5675	RENOVATI	92,000	C	5/8/2014			remodel living roo
3/4/2008	3888	RENOVATI	48,000	C	6/19/2008			reno 2 & 1/2 bths

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2014	MEAS/EXT INS	25	D ERSKINE
6/2/2009	MEAS+INSPCTD	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	100	
9/1/2001	M&L EXTERIOR	615	
5/17/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.84000 Total SF/SM: 80150.40 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 665,247 Spl Credit Total: 665,200

