



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MONTIE PAUL A
Owner 2:	MONTIE CAROLYN H
Owner 3:	
Street 1:	4 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KOSOWSKY RICHARD P -
Owner 2:	KOSOWSKY PATRICIA R -
Street 1:	4 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2506

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1964, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	569,500		1.900	665,900	1,235,400		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 375.84						/Parcel: 375.84	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	518,200	0	1.9	648,300	1,166,500	1,166,500	Create Final value 2019	6/4/2019
2018	101	FV	518,200	0	1.9	648,300	1,166,500	1,166,500	Year End Roll	9/28/2017
2017	101	FV	505,000	0	1.9	641,900	1,146,900	1,146,900	Year End Roll	9/29/2016
2016	101	FV	486,500	0	1.9	623,500	1,110,000	1,110,000	Year End Roll	1/14/2016
2015	101	FV	482,200	0	1.9	577,100	1,059,300	1,059,300	Year End	10/2/2014
2014	101	FV	452,000	0	1.9	537,900	989,900	989,900	Year End Roll	1/23/2014
2013	101	FV	443,400	0	1.87	521,000	964,400	964,400	Year End Roll	10/25/2012
2012	101	FV	452,000	0	1.87	541,000	993,000	993,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KOSOWSKY RICHAR	1340-148		7/17/2007		1255000	No	No			
TIMMER JURRIEN	1269-165		6/18/2003		1200000	No	No			
LOBELSON, JEFFR	1141-27		5/23/1995		580000	No	No			
ROSS L. FINNEY	1073-92		9/10/1990		575000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/18/2008	4050	ROOF		C				strip & re-roof
5/13/1999	1713	KITCHEN	40,000	C	4/17/2000			4/17/00 100%
10/23/1995	840-95	MANUAL	15,000	C	6/18/1996			WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
4/17/2000	MEAS+INSPCTD	611	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.89955	Total SF/SM:	82744.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	665,890	Spl Credit		Total:	665,900
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EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:	8	- BRICK VEN 30%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B+	- GOOD (+)	
Year Blt:	1964	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:			
Partition:	E	- EXTNSIVE	
Prim Floors:	3	- HARDWOOD	
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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

More: N	Total Yard Items: <input type="text"/>	Total Special Features: <input type="text"/>	Total: <input type="text"/>
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	VG	- Very Good	14%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			14%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.95526856
Const Adj.:	1.03530002
Adj \$ / SQ:	92.965
Other Features:	75150
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	662168
Depreciation:	92704
Depreciated Total:	569465

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	RMs: 9		BRs: 4		Baths: 2		HB: 1					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2000
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

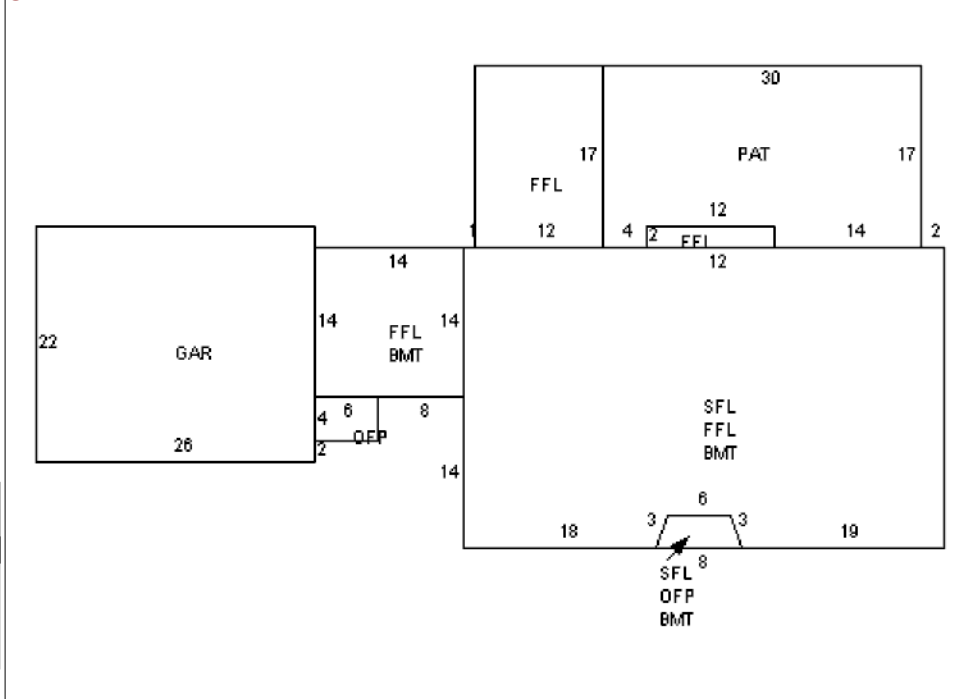
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals	1	9	4

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,663	92.970	154,601	
BMT	BASEMENT	1,456	29.050	42,299	
SFL	2ND FLOOR	1,260	92.970	117,136	
GAR	GARAGE	572	36.000	20,592	
PAT	PATIO	486	7.000	3,402	
OFF	OPEN PORCH	45	15.000	675	
Net Sketched Area:		5,482	Total:	338,705	
Size Ad	2923	Gross Area	5482	FinArea	3287

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	0

IMAGE **AssessPro** Patriot Properties, Inc



PARCEL ID

121 3 0