



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PRIVITERA TR SALVATORE S
Owner 2:	PRIVERTA TR DORIS S
Owner 3:	15 GOOSE POND ROAD REALTY TRST
Street 1:	15 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2502 Type:

**PREVIOUS OWNER**

Owner 1:	PRIVITERA TR - SALVATORE S
Owner 2:	-
Street 1:	15 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 1970, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 11 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	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 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	527,600	14,000	1.840	664,100	1,205,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 352.30						/Parcel: 352.30	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	478,600	14000	1.84	646,500	1,139,100	1,139,100	Create Final value 2019	6/4/2019
2018	101	FV	478,600	14000	1.84	646,500	1,139,100	1,139,100	Year End Roll	9/28/2017
2017	101	FV	470,300	14000	1.84	640,100	1,124,400	1,124,400	Year End Roll	9/29/2016
2016	101	FV	452,500	14000	1.84	621,700	1,088,200	1,088,200	Year End Roll	1/14/2016
2015	101	FV	448,200	14000	1.84	575,300	1,037,500	1,037,500	Year End	10/2/2014
2014	101	FV	418,100	14000	1.84	536,100	968,200	968,200	Year End Roll	1/23/2014
2013	101	FV	409,500	14000	1.84	520,100	943,600	943,600	Year End Roll	10/25/2012
2012	101	FV	418,100	14000	1.84	540,100	972,200	972,200	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PRIVITERA TR,SA	1522-112		2/8/2018	FAMILY		1	No	No		
SALVATORE PRIVI	1091-152		2/25/1992	CONVENIENC		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/9/2012	5183	MANUAL	1,500	C				install air sealin

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/22/2016	MEAS/EXT INS	4	JG
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/1/2001	M&L EXTERIOR	615	
5/21/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

