

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|------------------------|
| 30 | | GOOSE POND RD, LINCOLN |

OWNERSHIP

| | |
|-----------|---------------------|
| Owner 1: | GRAF ROBERT M |
| Owner 2: | MCCAULEY THERESA L |
| Owner 3: | |
| Street 1: | 30 GOOSE POND RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-2500 Type: |

PREVIOUS OWNER

| | |
|-----------|-------------------|
| Owner 1: | MOORE ROBERT L - |
| Owner 2: | MOORE CHRISTINE - |
| Street 1: | 30 GOOSE POND RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-2500 |

NARRATIVE DESCRIPTION

This Parcel contains 1.797 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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 | | 78257.6 | | SQUARE FE | PRIME SITE | | 0 | 8.3 | 1.016 | R4 | | | | | | | | | 659,661 | | | | | | 659,700 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|------------------|
| 101 | 525,600 | 600 | 1.797 | 659,700 | 1,185,900 | 614 | 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: 341.56 | | | | | | | /Parcel: 341.56 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019 | 101 | FV | 487,700 | 600 | 1.797 | 642,200 | 1,130,500 | 1,130,500 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 487,700 | 600 | 1.797 | 642,200 | 1,130,500 | 1,130,500 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 478,200 | 500 | 1.797 | 635,800 | 1,114,500 | 1,114,500 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 468,900 | 500 | 1.797 | 617,500 | 1,086,900 | 1,086,900 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 450,700 | 500 | 1.797 | 571,400 | 1,022,600 | 1,022,600 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 446,100 | 500 | 1.797 | 532,500 | 979,100 | 979,100 | Year End Roll | 1/23/2014 |
| 2013 | 101 | FV | 437,000 | 500 | 1.837 | 520,000 | 957,500 | 957,500 | Year End Roll | 10/25/2012 |
| 2012 | 101 | FV | 437,000 | 500 | 1.837 | 540,000 | 977,500 | 977,500 | Year End | 1/26/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| MOORE ROBERT L, | 1243-193 | | 10/19/2001 | | 965000 | No | No | | | |
| TAVILLA-HOLLAND | 1110-177 | | 5/21/1993 | | 524000 | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 1/11/2018 | 6949 | RENO-ADD | 28,919 | C | 6/19/2018 | | | Install a door & c |
| 10/20/2017 | 6894 | WINDOWS | 47,511 | C | | | | Replace 29 windows |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 11/8/2018 | PERMIT VISIT | 622 | K Cuoco |
| 11/22/2016 | MEAS/EXT INS | 4 | JG |
| 8/1/2008 | MEAS+INSPCTD | 25 | D ERSKINE |
| 9/22/2001 | M&L COMPLETE | 615 | |
| 5/13/1996 | MEAS+INSPCTD | 606 | |
| 3/14/1996 | MEAS/EXT INS | 606 | |
| 6/9/1994 | FIELDREV CHG | 600 | |
| 9/22/1992 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 26 22 0 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 1.79655 | Total SF/SM: | 78257.72 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 659,661 | SpI Credit | | Total: | 659,700 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

