



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CRESCENT ROAD LLC
Owner 2:	C/O PAUL HERMAN
Owner 3:	
Street 1:	HERRICK & FEINSTEIN, LLP
Street 2:	2 PARK AVENUE
Twn/City:	NEW YORK
St/Prov:	NY Cntry Own Occ: Y
Postal:	10016-9301 Type:

PREVIOUS OWNER

Owner 1:	NARDONE NANCY E -
Owner 2:	-
Street 1:	19 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2502

NARRATIVE DESCRIPTION

This Parcel contains 1.81 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78843		SQUARE FE	PRIME SITE		0	8.	1.010	R4									637,223						637,200	

Total AC/HA:	1.80999	Total SF/SM:	78843.16	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	637,223	Spl Credit	Total:	637,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	533,600		1.810	637,200	1,170,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		392.49	/Parcel:	392.49
						Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	529,500	0	1.81	661,100	1,190,600	1,190,600	Year End Roll	9/26/2019
2019	101	FV	483,100	0	1.81	643,600	1,126,700	1,126,700	Create Final value 2019	6/4/2019
2018	101	FV	483,100	0	1.81	643,600	1,126,700	1,126,700	Year End Roll	9/28/2017
2017	101	FV	471,500	0	1.81	637,200	1,108,700	1,108,700	Year End Roll	9/29/2016
2016	101	FV	454,700	0	1.81	618,900	1,073,600	1,073,600	Year End Roll	1/14/2016
2015	101	FV	450,900	0	1.81	572,700	1,023,600	1,023,600	Year End	10/2/2014
2014	101	FV	424,300	0	1.81	533,700	958,000	958,000	Year End Roll	1/23/2014
2013	101	FV	416,800	0	1.81	517,700	934,500	934,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NARDONE NANCY E	1284-92		5/17/2004		1115000	No	No			
JOHN E. MOORE,	773-59		12/19/1968		20000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/23/2005	3143	RENOVATI	70,000	C	6/4/2005			kitchen & some win

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuocco
11/17/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
6/4/2005	MEAS+INSPECTD	615	
9/19/2001	M&L COMPLETE	615	
5/21/1996	MEAS+INSPECTD	606	
3/14/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	25 5 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:	

PRINT

Date	Time
10/22/20	16:13:15

LAST REV

Date	Time
02/24/20	09:12:18

apro 1021

