



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PAPOVSKY MIKHAIL
Owner 2:	
Owner 3:	
Street 1:	36 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HINDS EDITH M -
Owner 2:	-
Street 1:	36 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2500

NARRATIVE DESCRIPTION

This Parcel contains 2.94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1972, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		1.103		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									33,090						33,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	541,500		2.940	717,900	1,259,400
Total Card		541,500	2.940	717,900	1,259,400
Total Parcel		541,500	2.940	717,900	1,259,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 218.69		/Parcel: 218.69	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	475,700	0	2.94	673,100	1,148,800	1,148,800	Year End Roll	10/15/2020
2020	101	FV	434,400	0	2.94	697,100	1,131,500	1,131,500	Year End Roll	9/26/2019
2019	101	FV	383,100	0	2.94	679,500	1,062,600	1,062,600	Create Final value 2019	6/4/2019
2018	101	FV	409,100	0	2.94	679,500	1,088,600	1,088,600	Year End Roll	9/28/2017
2017	101	FV	404,900	0	2.94	673,100	1,078,000	1,078,000	Year End Roll	9/29/2016
2016	101	FV	383,500	0	2.94	654,700	1,038,200	1,038,200	Year End Roll	1/14/2016
2015	101	FV	375,200	0	2.94	608,300	983,500	983,500	Year End	10/2/2014
2014	101	FV	358,500	0	2.94	569,100	927,600	927,600	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HINDS EDITH M,	1249-192		3/22/2002		938,500	No	No	
EDWARD H. HINDS	840-184		9/14/1973	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/30/2019	R-19-0158	RENO-ADD	204,500	C	6/23/2020			Add a family room
8/31/2015	6211	KITCHEN	25,000	C	4/14/2016			Remodel the kitche

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2020	CnfmdBldgDpt	624	W Coelho
10/24/2017	MEAS+INSPCTD	618	G BOURGAULT
12/5/2008	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
9/1/2001	M&L COMPLETE	615	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: 8 - BRICK VEN 30%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1972, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdic: , Fact: ., Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 5 - LINO/VINYL 50%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

SPEC FEATURES/YARD ITEMS

Table with columns: 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

Summary row: More: N, Total Yard Items: , Total Special Features: , Total:

BATH FEATURES

Table with bath details: Full Bath: 2, Rating: FAIR, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: FAIR, A HBth: , Rating: , OthrFix: 4, Rating: FAIR

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 25.0%, Functional: , Economic: , Special: , Override: , Total: 25.8%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 96.00, Size Adj.: 0.91802013, Const Adj.: 1.02007496, Adj \$ / SQ: 89.899, Other Features: 45766, Grade Factor: 1.45, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 729774, Depreciation: 188282, Depreciated Total: 541492

COMMENTS

PROBATE #94P2581 11/25/96 REMOVE FIN BMT BMT FLOODED 2' WATERDESTROYED FIN BMT

RESIDENTIAL GRID

Table with 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: 10 BRs: 5 Baths: 2 HB 1

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

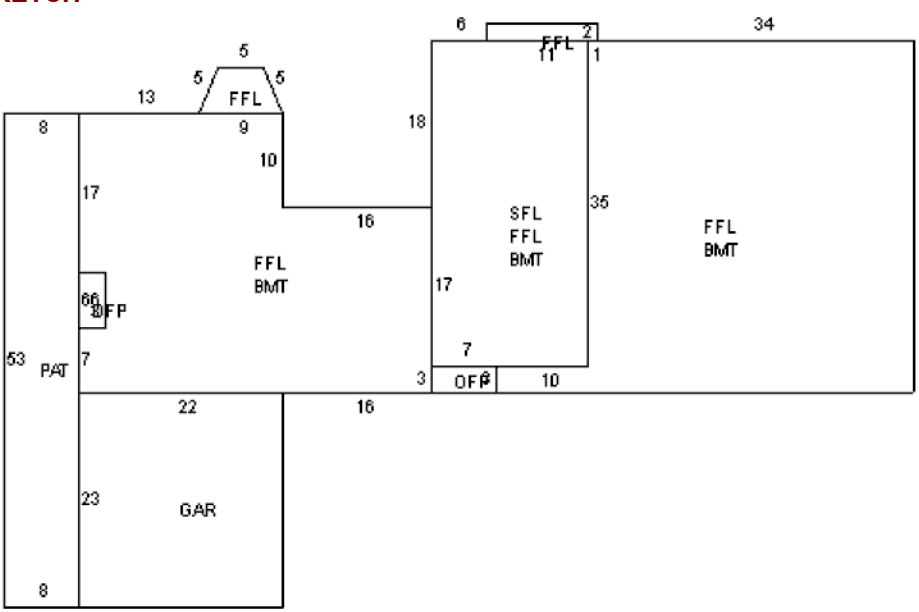
RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 10 5, Totals 1 10 5

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val: 958475.1953, Juris. Factor: , Before Depr: 130.35, Special Features: 0, Val/Su Net: 72.62, Final Total: 541500, Val/Su SzAd: 151.64

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 7,457, Total: 457,527, Size Ad: 3571, Gross Area: 7457, FinArea: 5759

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, BMT 100 RRM 75 A

IMAGE

AssessPro Patriot Properties, Inc

