



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASTERSON MARK R
Owner 2:	MASTERSON MARY B
Owner 3:	
Street 1:	35 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2509 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.8 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, 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78407.4		SQUARE FE	PRIME SITE		0	8.56	1.014	R4									680,710						680,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	506,500		1.800	680,700	1,187,200
Total Card		506,500	1.800	680,700	1,187,200
Total Parcel		506,500	1.800	680,700	1,187,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 339.35		/Parcel: 339.35	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	459,200	0	1.8	636,200	1,095,400	1,095,400	Year End Roll	10/15/2020
2020	101	FV	455,500	0	1.8	660,000	1,115,500	1,115,500	Year End Roll	9/26/2019
2019	101	FV	423,900	0	1.8	642,500	1,066,400	1,066,400	Create Final value 2019	6/4/2019
2018	101	FV	423,900	0	1.8	642,500	1,066,400	1,066,400	Year End Roll	9/28/2017
2017	101	FV	408,300	0	1.8	636,200	1,044,500	1,044,500	Year End Roll	9/29/2016
2016	101	FV	382,800	0	1.8	617,900	1,000,700	1,000,700	Year End Roll	1/14/2016
2015	101	FV	379,200	0	1.8	571,800	951,000	951,000	Year End	10/2/2014
2014	101	FV	354,100	0	1.8	532,800	886,900	886,900	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JENAL ROBERT +	1113-92		7/15/1993		473,500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/28/2017	6924	SOLAR PA	12,934	C	5/3/2018			Install solar pane
10/9/2015	6247	ROOF	9,160	C				Strip and re-roof
10/8/2015	6244	KITCHEN	19,838	C	11/30/2015			Remodel kitchen, 1
3/19/2010	4405	ROOF	11,992	C	7/20/2010			convert flat ceili
4/22/1998	1391	SCREENPR	1,500	C	5/29/1999			5/29/99 80%

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2016	MEAS/EXT INS	4	JG
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	
5/29/1999	MEAS/EXT INS	602	
6/16/1998	MEAS/EXT INS	602	
3/14/1996	MEAS/EXT INS	606	
7/13/1995	INSPECTED	600	
7/8/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.79999	Total SF/SM: 78407.57	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 680,710	Spl Credit	Total: 680,700
----------------------	-----------------------	-----------------	---------	---------------	-----------	----------------	------------	----------------

EXTERIOR INFORMATION

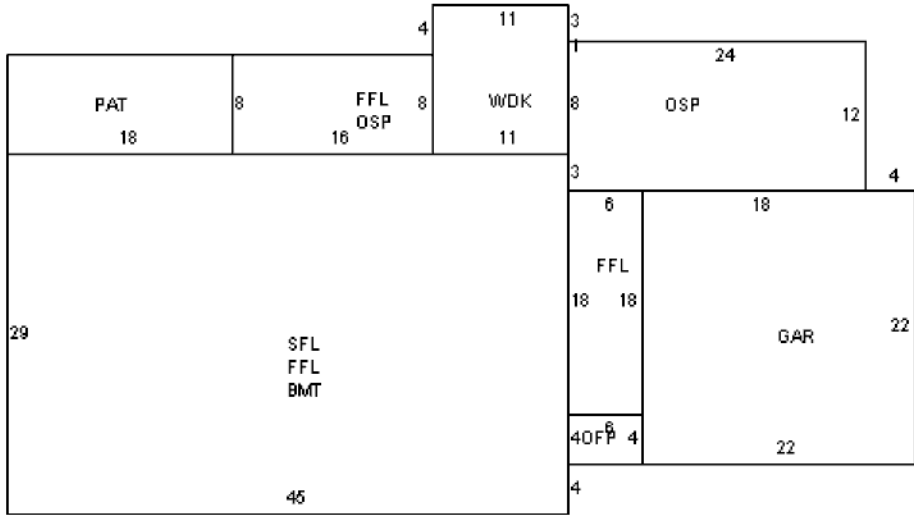
Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

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

COMMENTS

.13 AC IN CONCORD LOT ON CONCORD LINE

SKETCH**GENERAL INFORMATION**

Grade:	B - GOOD		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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												
	RM:	9	BR:	4	Bath:	2	HB	1				

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

DEPRECIATION

Phys Cond:	GD - Good	18.6%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.6%

REMODELING

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

RES BREAKDOWN

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

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	0.96082222
Const Adj.:	1.01999998
Adj \$ / SQ:	100.944
Other Features:	60974
Grade Factor:	1.45
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	622222
Depreciation:	115733
Depreciated Total:	506489

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				1014578.529
Juris. Factor:			Before Depr:	146.37
Special Features:	0		Val/Su Net:	94.66
	506500		Val/Su SzAd:	177.97

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,541	100.940	155,555	
BMT	BASEMENT	1,305	37.850	49,399	
SFL	2ND FLOOR	1,305	100.940	131,732	
GAR	GARAGE	484	36.000	17,424	
OSP	SCRN PORCH	416	22.500	9,360	
PAT	PATIO	144	7.000	1,008	
WDK	WOOD DECK	132	25.050	3,306	
OPF	OPEN PORCH	24	15.000	360	
Net Sketched Area:		5,351	Total:	368,144	
Size Ad	2846	Gross Area	5351	FinArea	3499

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	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	

PARCEL ID

122 14 0

IMAGE

AssessPro Patriot Properties, Inc

More: N	Total Yard Items:	Total Special Features:	Total:
---------	-------------------	-------------------------	--------