



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CHUANG TR GEORGE C
Owner 2:	KUAN TR IRENE C
Owner 3:	CHUANG FAMILY LIVING TRUST
Street 1:	29 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2509 Type:

**PREVIOUS OWNER**

Owner 1:	JOHNSON HW -
Owner 2:	JOHNSON M JEANNINE -
Street 1:	29 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2509

**NARRATIVE DESCRIPTION**

This Parcel contains 1.6 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, 2 HalfBaths, 0 3/4 Baths, 10 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		69695.4		SQUARE FE	PRIME SITE		0	8.56	1.103	R4									658,338						658,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	521,400		1.600	658,300	1,179,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 334.19						/Parcel: 334.19	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	498,400	0	1.6	615,300	1,113,700	1,113,700	Year End Roll	10/15/2020
2020	101	FV	502,900	0	1.6	638,300	1,141,200	1,141,200	Year End Roll	9/26/2019
2019	101	FV	456,400	0	1.6	621,400	1,077,800	1,077,800	Create Final value 2019	6/4/2019
2018	101	FV	456,400	0	1.6	621,400	1,077,800	1,077,800	Year End Roll	9/28/2017
2017	101	FV	444,200	0	1.6	615,300	1,059,500	1,059,500	Year End Roll	9/29/2016
2016	101	FV	427,500	0	1.6	597,600	1,025,100	1,025,100	Year End Roll	1/14/2016
2015	101	FV	423,500	0	1.6	553,000	976,500	976,500	Year End	10/2/2014
2014	101	FV	395,400	0	1.6	515,300	910,700	910,700	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHNSON HW,	56602-320		3/15/2011	PARTIAL INTR	727,500	No	No			
BRUCEN REALTY I	796-76		9/4/1970		98,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/22/2017	6701	SIDING	25,800	C				Change the siding
12/2/2014	5966	WOOD STO	4,054	C				install a Morso wo
11/6/2014	5955	WOOD STO	4,053	C				Install a wood sto

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/12/2012	SALES INSP	618	G BOURGAULT
9/22/2001	M&L COMPLETE	615	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

