



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SANTAMARIA ROBERTO C
Owner 2:	MASTERSON MAUREEN E
Owner 3:	
Street 1:	15 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2502 Type:

PREVIOUS OWNER

Owner 1:	PRIVITERA TR - SALVATORE S
Owner 2:	PRIVERTA TR - DORIS S
Street 1:	15 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2502

NARRATIVE DESCRIPTION

This Parcel contains 1.84 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, 11 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	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	639,100	13,500	1.840	740,100	1,392,700
Total Card	639,100	13,500	1.840	740,100	1,392,700
Total Parcel	639,100	13,500	1.840	740,100	1,392,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		406.94	/Parcel: 406.94

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

GIS Ref
GIS Ref
Insp Date
11/22/16

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	568,300	14000	1.84	684,900	1,267,200	1,267,200	Year End Roll	10/19/2021
2021	101	FV	532,100	14000	1.84	640,100	1,186,200	1,186,200	Year End Roll	10/15/2020
2020	101	FV	527,600	14000	1.84	664,100	1,205,700	1,205,700	Year End Roll	9/26/2019
2019	101	FV	478,600	14000	1.84	646,500	1,139,100	1,139,100	Create Final value 2019	6/4/2019
2018	101	FV	478,600	14000	1.84	646,500	1,139,100	1,139,100	Year End Roll	9/28/2017
2017	101	FV	470,300	14000	1.84	640,100	1,124,400	1,124,400	Year End Roll	9/29/2016
2016	101	FV	452,500	14000	1.84	621,700	1,088,200	1,088,200	Year End Roll	1/14/2016
2015	101	FV	448,200	14000	1.84	575,300	1,037,500	1,037,500	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PRIVITERA TR,SA	1576-105		7/23/2021		1,400,000	No	No	
PRIVITERA TR,SA	1522-112		2/8/2018	FAMILY		1	No	No
SALVATORE PRIVI	1091-152		2/25/1992	CONVENIENC		No	No	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/9/2012	5183	MANUAL	1,500	C				install air sealin

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2016	MEAS/EXT INS	4	JG
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/1/2001	M&L EXTERIOR	615	
5/21/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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:		

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:		%	
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:	2		
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
FrpI:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	18.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		18.2%

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.93216318
Const Adj.:	1.01999998
Adj \$ / SQ:	112.195
Other Features:	52000
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	781335
Depreciation:	142203
Depreciated Total:	639132

COMMENTS

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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:	11	BR:	5	Baths:	2	HB:	1				

REMODELING

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

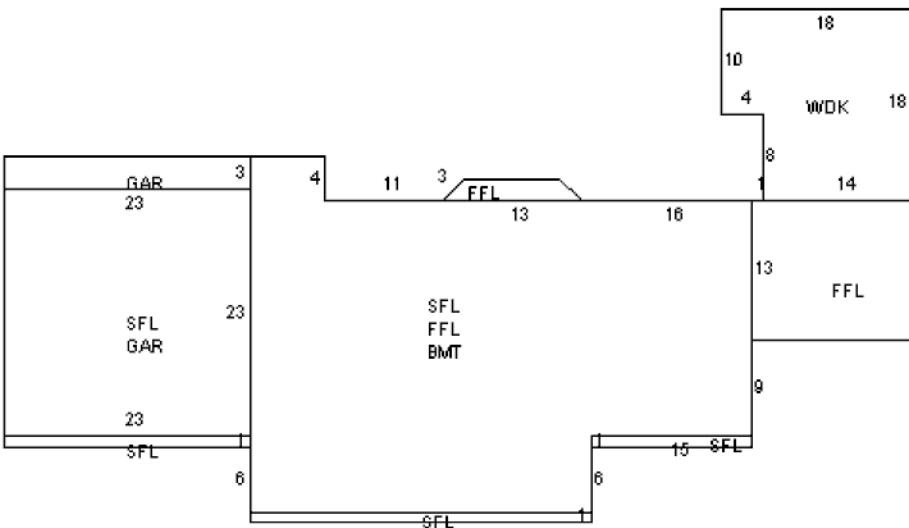
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1148655.967
Juris. Factor:		Before Depr:		179.51
Special Features:	0	Val/Su Net:		116.84
Final Total:	639100	Val/Su SzAd:		194.03

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	2ND FLOOR	1,791	112.200	200,913
FFL	1ST FLOOR	1,503	112.200	168,629
BMT	BASEMENT	1,286	30.850	39,678
GAR	GARAGE	598	36.000	21,528
WDK	WOOD DECK	292	19.130	5,586
Net Sketched Area: 5,470				Total: 436,334
Size Ad	3293.7499	Gross Area	5564	FinArea 3422

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	10	A	0
SFL	95				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
3	GARAGE	D	Y	1	26x36	A	AV	1970	36.00	T	60	101			13,500			13,500

PARCEL ID

122 19 0

More: N Total Yard Items: 13,500 Total Special Features:

Total: 13,500

IMAGE

AssessPro Patriot Properties, Inc

