



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOWMAN TR BEVERLY TOMASIC
Owner 2:	BOWMAN REALTY TRUST I
Owner 3:	
Street 1:	22 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2508 Type:

PREVIOUS OWNER

Owner 1:	TOMASIC BEVERLY F -
Owner 2:	-
Street 1:	22 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2508

NARRATIVE DESCRIPTION

This Parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1976, Having Primarily ALUMINUM 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	Descip	%	Item	Code	Descip
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78388.28		SQUARE FE	PRIME SITE		0	9.25	1.014	R4									735,528						735,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	727,400		1.800	735,500	1,462,900
Total Card	727,400		1.800	735,500	1,462,900
Total Parcel	727,400		1.800	735,500	1,462,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		395.81	/Parcel: 395.81

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	11/22/16
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	642,800	0	1.8	680,700	1,323,500	1,323,500	Year End Roll	10/19/2021
2021	101	FV	600,000	0	1.8	636,100	1,236,100	1,236,100	Year End Roll	10/15/2020
2020	101	FV	594,700	0	1.8	660,000	1,254,700	1,254,700	Year End Roll	9/26/2019
2019	101	FV	537,900	0	1.8	642,500	1,180,400	1,180,400	Create Final value 2019	6/4/2019
2018	101	FV	537,900	0	1.8	642,500	1,180,400	1,180,400	Year End Roll	9/28/2017
2017	101	FV	522,600	0	1.8	636,100	1,158,700	1,158,700	Year End Roll	9/29/2016
2016	101	FV	502,300	0	1.8	617,800	1,120,100	1,120,100	Year End Roll	1/14/2016
2015	101	FV	497,300	0	1.8	571,700	1,069,000	1,069,000	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TOMASIC BEVERLY	1176-35		8/21/1997	CONVENIENC	99	No	No			
MICHAEL G. TOMA	1065-120		1/10/1990	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/26/2020	R-20-0100	ROOF	14,000	C				Strip & re-roof dw
10/18/1995	836-95	ROOF		C	6/18/1996			

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	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	3 - ALUMINUM
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1976	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	5 - LINO/VINYL 50%		
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:	100
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:	4	Rating:	AVERAGE

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good		16.1%
Functional:			
Economic:			
Special:			
Override:			
Total:			16.1%

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	0.91233766
Const Adj.:	0.99495000
Adj \$ / SQ:	107.112
Other Features:	57794
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	866941
Depreciation:	139577
Depreciated Total:	727363

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												

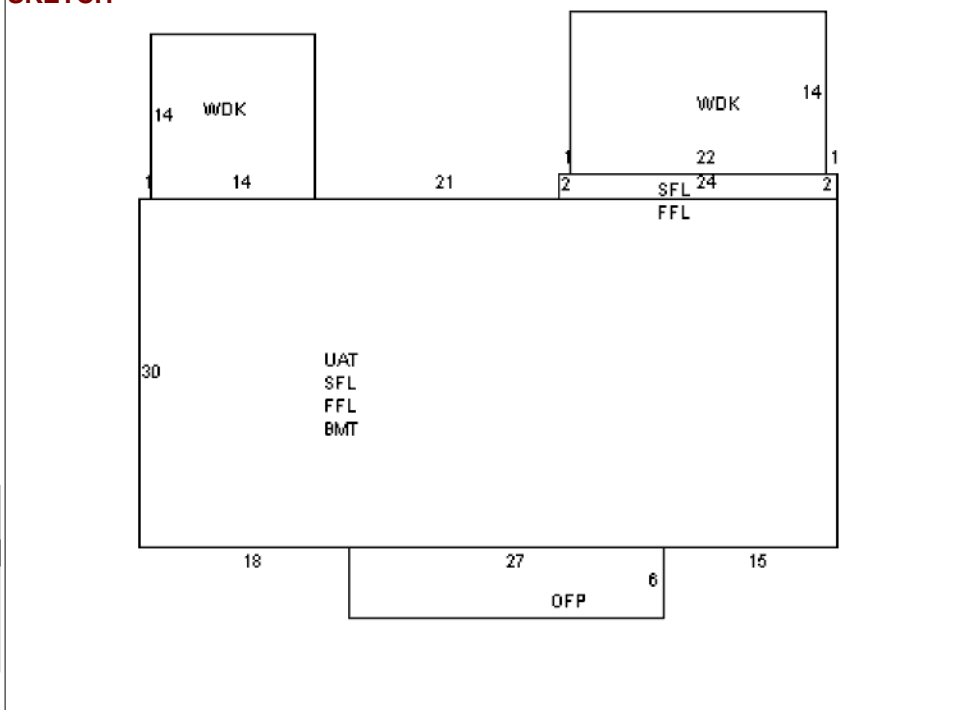
REMODELING

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

RES BREAKDOWN

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,848	107.110	197,943	
SFL	2ND FLOOR	1,848	107.110	197,943	
BMT	BASEMENT	1,800	26.780	48,200	
WDK	WOOD DECK	504	17.080	8,607	
UAT	UNF ATTIC	270	107.110	28,920	
OFF	OPEN PORCH	162	15.000	2,430	
Net Sketched Area:		6,432	Total:	484,043	
Size Ad	3696	Gross Area	7962	FinArea	3696

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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 8 0

IMAGE



AssessPro Patriot Properties, Inc