



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 | 9.25 | 1.103 | R4 | | | | | | | | | 711,405 | | | | | | 711,400 | |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description |
|-------------------------|----------------|---------------------------------------|-----------|------------|-----------------|-------------------|
| 101 | 586,700 | | 1.600 | 711,400 | 1,298,100 | |
| Total Card | | 586,700 | 1.600 | 711,400 | 1,298,100 | Entered Lot Size |
| Total Parcel | | 586,700 | 1.600 | 711,400 | 1,298,100 | Total Land: |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 367.73 | | | /Parcel: 367.73 | Land Unit Type: |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 101 | FV | 521,400 | 0 | 1.6 | 658,300 | 1,179,700 | 1,179,700 | Year End Roll | 10/19/2021 |
| 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 |

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 _/ _/ _

USER DEFINED

| | |
|---------------|---------|
| Prior Id # 1: | 26 21 0 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |

PRINT

| Date | Time |
|----------|----------|
| 10/18/22 | 18:35:03 |

LAST REV

| Date | Time |
|----------|----------|
| 09/17/20 | 13:46:23 |
| apro | |
| 1039 | |

