



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MONTIE PAUL A
Owner 2:	MONTIE CAROLYN H
Owner 3:	
Street 1:	4 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	KOSOWSKY RICHARD P -
Owner 2:	KOSOWSKY PATRICIA R -
Street 1:	4 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2506

**NARRATIVE DESCRIPTION**

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1964, 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		80000		SQUARE FE	PRIME SITE		0	11.4	1.000	R4									912,000						912,000	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	685,100		1.900	913,900	1,599,000
Total Card	685,100		1.900	913,900	1,599,000
Total Parcel	685,100		1.900	913,900	1,599,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		486.46	/Parcel: 486.46

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	09/11/13

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	680,500	0	1.9	741,900	1,422,400	1,422,400	Year end	11/3/2022
2022	101	FV	610,800	0	1.9	686,700	1,297,500	1,297,500	Year End Roll	10/19/2021
2021	101	FV	574,100	0	1.9	641,900	1,216,000	1,216,000	Year End Roll	10/15/2020
2020	101	FV	569,500	0	1.9	665,900	1,235,400	1,235,400	Year End Roll	9/26/2019
2019	101	FV	518,200	0	1.9	648,300	1,166,500	1,166,500	Create Final value 2019	6/4/2019
2018	101	FV	518,200	0	1.9	648,300	1,166,500	1,166,500	Year End Roll	9/28/2017
2017	101	FV	505,000	0	1.9	641,900	1,146,900	1,146,900	Year End Roll	9/29/2016
2016	101	FV	486,500	0	1.9	623,500	1,110,000	1,110,000	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
KOSOWSKY RICHAR	1340-148		7/17/2007		1,255,000	No	No	
TIMMER JURRIEN	1269-165		6/18/2003		1,200,000	No	No	
LOBELSON, JEFFR	1141-27		5/23/1995		580,000	No	No	
ROSS L. FINNEY	1073-92		9/10/1990		575,000	No	No	

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/25/2021	R-21-0139	MANUAL	6,000	C	11/8/2021			Weatherization/air
9/18/2008	4050	ROOF		C				strip & re-roof
5/13/1999	1713	KITCHEN	40,000	C	4/17/2000			4/17/00 100%
10/23/1995	840-95	MANUAL	15,000	C	6/18/1996			WINDOWS

**ACTIVITY INFORMATION**

Date	Result	By	Name
9/11/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
4/17/2000	MEAS+INSPCTD	611	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

