

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CRESCENT ROAD LLC
Owner 2:	C/O PAUL HERMAN
Owner 3:	
Street 1:	HERRICK & FEINSTEIN, LLP
Street 2:	2 PARK AVENUE
Twn/City:	NEW YORK
St/Prov:	NY Cntry Own Occ: Y
Postal:	10016-9301 Type:

PREVIOUS OWNER

Owner 1:	NARDONE NANCY E -
Owner 2:	-
Street 1:	19 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2502

NARRATIVE DESCRIPTION

This Parcel contains 1.81 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1969, Having Primarily VINYL Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		78843		SQUARE FE	PRIME SITE		0	11.4	1.010	R4									908,043						908,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	639,700		1.810	908,000	1,547,700
Total Card		639,700	1.810	908,000	1,547,700
Total Parcel		639,700	1.810	908,000	1,547,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 518.84		/Parcel: 518.84	

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

GIS Ref
GIS Ref
Insp Date
04/12/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	635,700	0	1.81	736,800	1,372,500	1,372,500	Year end	11/3/2022
2022	101	FV	565,900	0	1.81	681,800	1,247,700	1,247,700	Year End Roll	10/19/2021
2021	101	FV	533,600	0	1.81	637,200	1,170,800	1,170,800	Year End Roll	10/15/2020
2020	101	FV	529,500	0	1.81	661,100	1,190,600	1,190,600	Year End Roll	9/26/2019
2019	101	FV	483,100	0	1.81	643,600	1,126,700	1,126,700	Create Final value 2019	6/4/2019
2018	101	FV	483,100	0	1.81	643,600	1,126,700	1,126,700	Year End Roll	9/28/2017
2017	101	FV	471,500	0	1.81	637,200	1,108,700	1,108,700	Year End Roll	9/29/2016
2016	101	FV	454,700	0	1.81	618,900	1,073,600	1,073,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
NARDONE NANCY E	1284-92		5/17/2004		1,115,000	No	No	
JOHN E. MOORE,	773-59		12/19/1968		20,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/7/2021	R-21-0157	ROOF	21,450	C	7/19/2021			Strip & re-roof dw
3/23/2005	3143	RENOVATI	70,000	C	6/4/2005			kitchen & some win

ACTIVITY INFORMATION

Date	Result	By	Name
4/12/2018	MEAS/EXT INS	622	K Cuoco
11/17/2010	MEAS/EXT INS	25	D ERSKINE
6/13/2006	PERMIT VISIT	615	
6/4/2005	MEAS+INSPCTD	615	
9/19/2001	M&L COMPLETE	615	
5/21/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	25 5 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:	

