

**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	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 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		0.003		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									90						100	

Total AC/HA:	1.83955	Total SF/SM:	80130.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	912,090	SpI Credit	Total:	912,100
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	643,700	13,500	1.840	912,100	1,569,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 458.54						/Parcel: 458.54	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	639,100	13500	1.84	740,100	1,392,700	1,392,700	Year end	11/3/2022
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

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
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	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	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



**USER DEFINED**

Prior Id # 1:	25 6 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
09/13/23	18:59:56

**LAST REV**

Date	Time
08/16/21	14:47:05

blakeley  
1022

**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 %:	
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:		%	
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

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

**BATH FEATURES**

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

**OTHER FEATURES**

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

**CONDO INFORMATION**

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

**DEPRECIATION**

Basic \$ / SQ:	119.00
Size Adj.:	0.93216318
Const Adj.:	1.01999998
Adj \$ / SQ:	113.146
Other Features:	52000
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	786884
Depreciation:	143213
Depreciated Total:	643671

**CALC SUMMARY**

Rate:		Parcel ID:		Typ:		Date:		Sale Price:	
WtAv\$/SQ:		AvRate:		Ind.Val:	1148655.967	Juris. Factor:		Before Depr:	181.03
Special Features:	0	Val/Su Net:	117.68	Final Total:	643700	Val/Su SzAd:	195.43		

**COMMENTS**

**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												
RMs:	11	BRS:	5	Baths:	2	HB:	1					

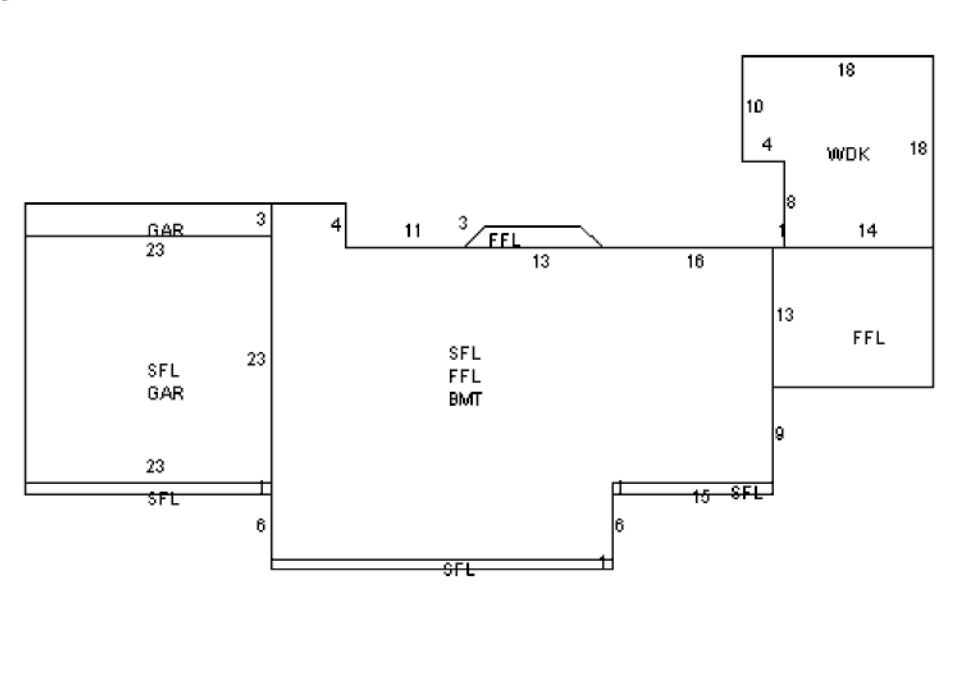
**REMODELING**

Exterior:			
Interior:			
Additions:			
Kitchen:			
Baths:			
Plumbing:			
Electric:			
Heating:			
General:			
Totals			
	1	11	5

**RES BREAKDOWN**

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

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,791	113.150	202,616	
FFL	1ST FLOOR	1,503	113.150	170,058	
BMT	BASEMENT	1,286	31.120	40,014	
GAR	GARAGE	598	36.000	21,528	
WDK	WOOD DECK	292	19.130	5,586	
Net Sketched Area:		5,470	Total:	439,802	
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

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

*AssessPro* Patriot Properties, Inc

