

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FEHR DAVID W
Owner 2:	MACDONALD KAREN A
Owner 3:	
Street 1:	7 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2502 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1968, 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 Influ	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	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	495,900		1.837	912,000	1,407,900
Total Card	495,900		1.837	912,000	1,407,900
Total Parcel	495,900		1.837	912,000	1,407,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		544.85	/Parcel: 544.85

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	492,400	0	1.837	740,000	1,232,400	1,232,400	Year end	11/3/2022
2022	101	FV	438,200	0	1.837	684,800	1,123,000	1,123,000	Year End Roll	10/19/2021
2021	101	FV	410,400	0	1.837	640,000	1,050,400	1,050,400	Year End Roll	10/15/2020
2020	101	FV	393,800	0	1.837	664,000	1,057,800	1,057,800	Year End Roll	9/26/2019
2019	101	FV	356,700	0	1.837	646,400	1,003,100	1,003,100	Create Final value 2019	6/4/2019
2018	101	FV	356,700	0	1.837	646,400	1,003,100	1,003,100	Year End Roll	9/28/2017
2017	101	FV	346,700	0	1.837	640,000	986,700	986,700	Year End Roll	9/29/2016
2016	101	FV	333,400	0	1.837	621,600	955,000	955,000	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SUE ANN ULFELDE	1061-38		9/1/1989		600,000	No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/21/2020	R-19-0153	KITCHEN	34,000	C	1/21/2020			Kitchen remodel

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	ENTRY DENIED	615	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.83655	Total SF/SM:	80000.12	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	912,000	SpI Credit		Total:	912,000
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