

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAY TR KENNETH W
Owner 2:	LAY TR VIRGINIA
Owner 3:	LAY REALTY TRUST
Street 1:	23 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2505 Type:

PREVIOUS OWNER

Owner 1:	LAY KENNETH W -
Owner 2:	LAY VIRGINIA A -
Street 1:	23 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2505

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1974, Having Primarily BRICK VENTR 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		52271.4		SQUARE FE	PRIME SITE		0	11.4	1.371	R4									817,168						817,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	618,100		1.200	817,200	1,435,300
Total Card		618,100	1.200	817,200	1,435,300
Total Parcel		618,100	1.200	817,200	1,435,300
Source: Market Adj Cost		Total Value per SQ unit /Card: 596.05		/Parcel: 596.05	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	567,200	0	1.2	663,100	1,230,300	1,230,300	Year end	11/3/2022
2022	101	FV	470,700	0	1.2	613,600	1,084,300	1,084,300	Year End Roll	10/19/2021
2021	101	FV	432,000	0	1.2	573,500	1,005,500	1,005,500	Year End Roll	10/15/2020
2020	101	FV	428,100	0	1.2	595,000	1,023,100	1,023,100	Year End Roll	9/26/2019
2019	101	FV	372,400	0	1.2	579,200	951,600	951,600	Create Final value 2019	6/4/2019
2018	101	FV	372,400	0	1.2	579,200	951,600	951,600	Year End Roll	9/28/2017
2017	101	FV	368,800	0	1.2	573,500	942,300	942,300	Year End Roll	9/29/2016
2016	101	FV	358,000	0	1.2	557,000	915,000	915,000	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAY KENNETH W,	1206-16		5/27/1999	CONVENIENC		1	No	No		
E. POWER-BIGGS	797-33		9/30/1970		24,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

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	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	8 - BRICK VENR
Sec Wall:	%
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1974	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		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:			
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:	Yes
% 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:	3	Rating:	AVERAGE

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

Depreciation:		
Phys Cond:	AV - Average	24%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		24%

DEPRECIATION

Calc Summary:	
Basic \$ / SQ:	131.00
Size Adj.:	0.99916947
Const Adj.:	1.07099998
Adj \$ / SQ:	140.184
Other Features:	51782
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	813345
Depreciation:	195203
Depreciated Total:	618143

CALC SUMMARY

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:	RM: 8 BR: 4 Baths: 2 HB: 1

COMMENTS

Remodeling:	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RESIDENTIAL GRID

Remodeling:	
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

REMODELING

Res Breakdown:			
No Unit:	RMS:	BRS:	FL:
1:	8:	4:	
Totals:	1:	8:	4:

RES BREAKDOWN

Comparable Sales:				
Rate:	Parcel ID:	Typ:	Date:	Sale Price:
WtAv\$/SQ:	AvRate:	Ind.Val:	863937.0588	
Juris. Factor:	Before Depr:	224.30		
Special Features:	0:	Val/Su Net:	101.66	
Final Total:	618100:	Val/Su SzAd:	256.69	

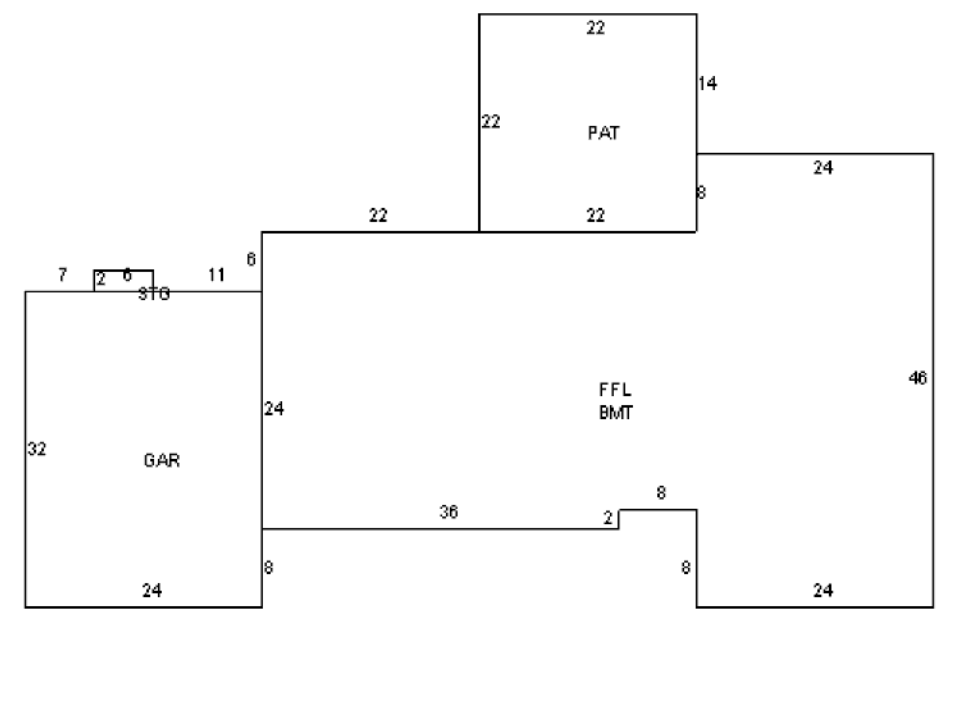
COMPARABLE SALES

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:

SPEC FEATURES/YARD ITEMS

Parcel ID:	122 17 0																	
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:

More:	N	Total Yard Items:		Total Special Features:		Total:	
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SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,408	35.050	84,391	
FFL	1ST FLOOR	2,408	140.180	337,564	
GAR	GARAGE	768	36.000	27,648	
PAT	PATIO	484	14.000	6,776	
STG	STORAGE	12	15.000	180	
Net Sketched Area:		6,080	Total:	456,559	
Size Ad	2408	Gross Area	6080	FinArea	2408

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc