

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOWMAN TR BEVERLY TOMASIC
Owner 2:	BOWMAN REALTY TRUST I
Owner 3:	
Street 1:	22 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2508 Type:

PREVIOUS OWNER

Owner 1:	TOMASIC BEVERLY F -
Owner 2:	-
Street 1:	22 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2508

NARRATIVE DESCRIPTION

This Parcel contains 1.8 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1976, Having Primarily ALUMINUM 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		78388.28		SQUARE FE	PRIME SITE		0	11.4	1.014	R4									906,488						906,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	732,700		1.800	906,500	1,639,200
Total Card		732,700	1.800	906,500	1,639,200
Total Parcel		732,700	1.800	906,500	1,639,200
Source: Market Adj Cost		Total Value per SQ unit /Card: 443.51		/Parcel: 443.51	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	11/22/16
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	727,400	0	1.8	735,500	1,462,900	1,462,900	Year end	11/3/2022
2022	101	FV	642,800	0	1.8	680,700	1,323,500	1,323,500	Year End Roll	10/19/2021
2021	101	FV	600,000	0	1.8	636,100	1,236,100	1,236,100	Year End Roll	10/15/2020
2020	101	FV	594,700	0	1.8	660,000	1,254,700	1,254,700	Year End Roll	9/26/2019
2019	101	FV	537,900	0	1.8	642,500	1,180,400	1,180,400	Create Final value 2019	6/4/2019
2018	101	FV	537,900	0	1.8	642,500	1,180,400	1,180,400	Year End Roll	9/28/2017
2017	101	FV	522,600	0	1.8	636,100	1,158,700	1,158,700	Year End Roll	9/29/2016
2016	101	FV	502,300	0	1.8	617,800	1,120,100	1,120,100	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TOMASIC BEVERLY	1176-35		8/21/1997	CONVENIENC	99	No	No			
MICHAEL G. TOMA	1065-120		1/10/1990	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/26/2020	R-20-0100	ROOF	14,000	C				Strip & re-roof dw
10/18/1995	836-95	ROOF		C	6/18/1996			

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 ___/___/___



USER DEFINED

Prior Id # 1:	26 2 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:	

