

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MASTERSON MARK R
Owner 2:	MASTERSON MARY B
Owner 3:	
Street 1:	35 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2509 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.8 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, 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		78407.4		SQUARE FE	PRIME SITE		0	11.4	1.014	R4									906,553						906,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	572,200		1.800	906,600	1,478,800
Total Card	572,200		1.800	906,600	1,478,800
Total Parcel	572,200		1.800	906,600	1,478,800
Source:	Market Adj Cost	Total Value per SQ unit /Card:		422.70	/Parcel: 422.70

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	568,300	0	1.8	735,600	1,303,900	1,303,900	Year end	11/3/2022
2022	101	FV	506,500	0	1.8	680,700	1,187,200	1,187,200	Year End Roll	10/19/2021
2021	101	FV	459,200	0	1.8	636,200	1,095,400	1,095,400	Year End Roll	10/15/2020
2020	101	FV	455,500	0	1.8	660,000	1,115,500	1,115,500	Year End Roll	9/26/2019
2019	101	FV	423,900	0	1.8	642,500	1,066,400	1,066,400	Create Final value 2019	6/4/2019
2018	101	FV	423,900	0	1.8	642,500	1,066,400	1,066,400	Year End Roll	9/28/2017
2017	101	FV	408,300	0	1.8	636,200	1,044,500	1,044,500	Year End Roll	9/29/2016
2016	101	FV	382,800	0	1.8	617,900	1,000,700	1,000,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
JENAL ROBERT +	1113-92		7/15/1993		473,500	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/28/2017	6924	SOLAR PA	12,934	C	5/3/2018			Install solar pane
10/9/2015	6247	ROOF	9,160	C				Strip and re-roof
10/8/2015	6244	KITCHEN	19,838	C	11/30/2015			Remodel kitchen, 1
3/19/2010	4405	ROOF	11,992	C	7/20/2010			convert flat ceili
4/22/1998	1391	SCREENPR	1,500	C	5/29/1999			5/29/99 80%

ACTIVITY INFORMATION

Date	Result	By	Name
11/22/2016	MEAS/EXT INS	4	JG
8/1/2008	MEAS/EXT INS	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	
5/29/1999	MEAS/EXT INS	602	
6/16/1998	MEAS/EXT INS	602	
3/14/1996	MEAS/EXT INS	606	
7/13/1995	INSPECTED	600	
7/8/1995	MEAS/EXT INS	600	
6/9/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.79999	Total SF/SM:	78407.57	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	906,553	SpI Credit	Total:	906,600
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