



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CHUANG TR GEORGE C
Owner 2:	KUAN TR IRENE C
Owner 3:	CHUANG FAMILY LIVING TRUST
Street 1:	29 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2509 Type:

**PREVIOUS OWNER**

Owner 1:	JOHNSON HW -
Owner 2:	JOHNSON M JEANNINE -
Street 1:	29 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2509

**NARRATIVE DESCRIPTION**

This Parcel contains 1.6 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, 2 HalfBaths, 0 3/4 Baths, 10 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		69695.4		SQUARE FE	PRIME SITE		0	11.4	1.103	R4									876,758						876,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	590,800		1.600	876,800	1,467,600
Total Card	590,800		1.600	876,800	1,467,600
Total Parcel	590,800		1.600	876,800	1,467,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		415.75	/Parcel: 415.75

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	586,700	0	1.6	711,400	1,298,100	1,298,100	Year end	11/3/2022
2022	101	FV	521,400	0	1.6	658,300	1,179,700	1,179,700	Year End Roll	10/19/2021
2021	101	FV	498,400	0	1.6	615,300	1,113,700	1,113,700	Year End Roll	10/15/2020
2020	101	FV	502,900	0	1.6	638,300	1,141,200	1,141,200	Year End Roll	9/26/2019
2019	101	FV	456,400	0	1.6	621,400	1,077,800	1,077,800	Create Final value 2019	6/4/2019
2018	101	FV	456,400	0	1.6	621,400	1,077,800	1,077,800	Year End Roll	9/28/2017
2017	101	FV	444,200	0	1.6	615,300	1,059,500	1,059,500	Year End Roll	9/29/2016
2016	101	FV	427,500	0	1.6	597,600	1,025,100	1,025,100	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHNSON HW,	56602-320		3/15/2011	PARTIAL INTR	727,500	No	No			
BRUCEN REALTY I	796-76		9/4/1970		98,500	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/22/2017	6701	SIDING	25,800	C				Change the siding
12/2/2014	5966	WOOD STO	4,054	C				install a Morso wo
11/6/2014	5955	WOOD STO	4,053	C				Install a wood sto

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/12/2012	SALES INSP	618	G BOURGAULT
9/22/2001	M&L COMPLETE	615	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

**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:	8	- BRICK VEN 50%
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 %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
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: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

**BATH FEATURES**

Full Bath:	2	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	2	Rating: AVERAGE
A HBth:		Rating:
OthrFix:	3	Rating: AVERAGE

**OTHER FEATURES**

Kits:	1	Rating: AVERAGE
A Kits:		Rating:
Frpl:	3	Rating: AVERAGE
WSFlue:	1	Rating: AVERAGE

**CONDO INFORMATION**

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

**COMMENTS**

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**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:	10	BR:	4
	Baths:	2	HB:	2

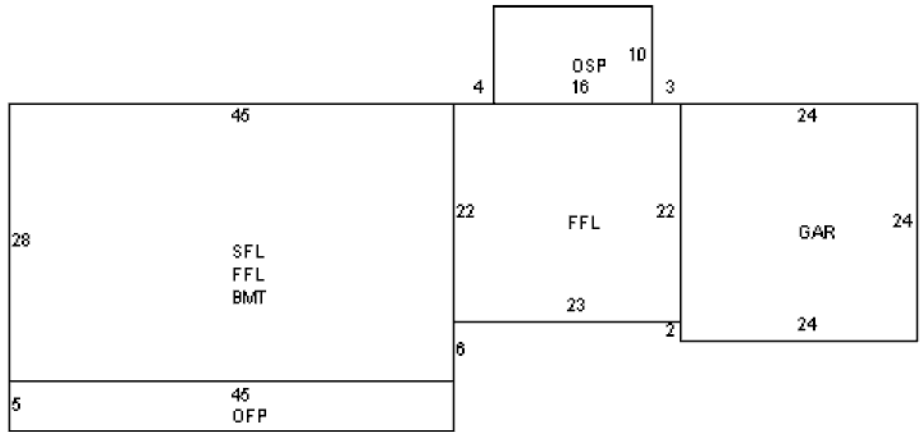
**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

**SKETCH**



**DEPRECIATION**

Phys Cond:	AV - Average	26%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26%

**CALC SUMMARY**

Basic \$ / SQ:	119.00
Size Adj.:	0.94828153
Const Adj.:	1.04549992
Adj \$ / SQ:	117.980
Other Features:	62236
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	798373
Depreciation:	207577
Depreciated Total:	590796

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:      AvRate:      Ind.Val 991699.8043				
Juris. Factor:		Before Depr:		188.77
Special Features: 0		Val/Su Net:		112.60
Final Total: 590800		Val/Su SzAd:		195.24

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,766	117.980	208,353
BMT	BASEMENT	1,260	41.290	52,029
SFL	2ND FLOOR	1,260	117.980	148,655
GAR	GARAGE	576	36.000	20,736
OFF	OPEN PORCH	225	15.000	3,375
OSP	SCRN PORCH	160	22.500	3,600
Net Sketched Area:		5,247	Total:	436,748
Size Ad	3026	Gross Area	5247	FinArea 3530

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40		

**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	

**PARCEL ID 122 15 0**

**IMAGE**

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	Total Special Features:	Total:
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