

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GRAF ROBERT M
Owner 2:	MCCAULEY THERESA L
Owner 3:	
Street 1:	30 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2500 Type:

PREVIOUS OWNER

Owner 1:	MOORE ROBERT L -
Owner 2:	MOORE CHRISTINE -
Street 1:	30 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2500

NARRATIVE DESCRIPTION

This Parcel contains 1.797 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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		78257.6		SQUARE FE	PRIME SITE		0	11.4	1.016	R4									906,041						906,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	852,000	400	1.797	906,000	1,758,400	614	0				
							GIS Ref				
							GIS Ref				
Total Card					852,000	400	1.797	906,000	1,758,400	Entered Lot Size	
Total Parcel					852,000	400	1.797	906,000	1,758,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 506.45			/Parcel: 506.45		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	743,300	400	1.797	735,200	1,478,900	1,478,900	Year end	11/3/2022
2022	101	FV	627,500	600	1.797	680,300	1,308,400	1,308,400	Year End Roll	10/19/2021
2021	101	FV	588,700	600	1.797	635,800	1,225,100	1,225,100	Year End Roll	10/15/2020
2020	101	FV	525,600	600	1.797	659,700	1,185,900	1,185,900	Year End Roll	9/26/2019
2019	101	FV	487,700	600	1.797	642,200	1,130,500	1,130,500	Create Final value 2019	6/4/2019
2018	101	FV	487,700	600	1.797	642,200	1,130,500	1,130,500	Year End Roll	9/28/2017
2017	101	FV	478,200	500	1.797	635,800	1,114,500	1,114,500	Year End Roll	9/29/2016
2016	101	FV	468,900	500	1.797	617,500	1,086,900	1,086,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOORE ROBERT L,	1243-193		10/19/2001		965,000	No	No			
TAVILLA-HOLLAND	1110-177		5/21/1993		524,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/11/2018	6949	RENO-ADD	28,919	C	6/19/2018			Install a door & c
10/20/2017	6894	WINDOWS	47,511	C				Replace 29 windows

ACTIVITY INFORMATION

Date	Result	By	Name
11/8/2018	PERMIT VISIT	622	K Cuoco
11/22/2016	MEAS/EXT INS	4	JG
8/1/2008	MEAS+INSPCTD	25	D ERSKINE
9/22/2001	M&L COMPLETE	615	
5/13/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	
6/9/1994	FIELDREV CHG	600	
9/22/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.79655	Total SF/SM:	78257.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	906,041	SpI Credit		Total:	906,000
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