

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MONTIE PAUL A
Owner 2:	MONTIE CAROLYN H
Owner 3:	
Street 1:	4 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KOSOWSKY RICHARD P -
Owner 2:	KOSOWSKY PATRICIA R -
Street 1:	4 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2506

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1964, having primarily CLAPBOARD Exterior and 3287 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									2,205						2,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.900	733,500		960,600	1,694,100
Total Card		1.900	733,500	960,600	1,694,100
Total Parcel		1.900	733,500	960,600	1,694,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 515.39		/Parcel: 515.39	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	694,200	0	1.9	932,600	1,626,800		Year End Roll	12/2/2024
2024	101	FV	685,100	0	1.9	913,900	1,599,000		Year end	11/9/2023
2023	101	FV	680,500	0	1.9	741,900	1,422,400	1,422,400	Year end	11/3/2022
2022	101	FV	610,800	0	1.9	686,700	1,297,500	1,297,500	Year End Roll	10/19/2021
2021	101	FV	574,100	0	1.9	641,900	1,216,000	1,216,000	Year End Roll	10/15/2020
2020	101	FV	569,500	0	1.9	665,900	1,235,400	1,235,400	Year End Roll	9/26/2019
2019	101	FV	518,200	0	1.9	648,300	1,166,500	1,166,500	Create Final va	6/4/2019
2018	101	FV	518,200	0	1.9	648,300	1,166,500	1,166,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOSOWSKY RICHAR	1340-148		7/17/2007		1,255,000	No	No		
TIMMER JURRIEN	1269-165		6/18/2003		1,200,000	No	No		
LOBELSON, JEFFR	1141-27		5/23/1995		580,000	No	No		
ROSS L. FINNEY	1073-92		9/10/1990		575,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2021	R-21-0139	MANUAL	6,000	C	11/8/2021			Weatherization/air
9/18/2008	4050	ROOF		C				strip & re-roof
5/13/1999	1713	KITCHEN	40,000	C	4/17/2000			4/17/00 100%
10/23/1995	840-95	MANUAL	15,000	C	6/18/1996			WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
4/17/2000	MEAS+INSPCTD	611	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 25 23 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:

CivilDistrict:

Ratio:

**PRINT**

Date	Time
09/26/25	15:39:50

**LAST REV**

Date	Time
02/15/22	08:52:09

blakeley

1013

Parcel ID 121 3 0

!1013!

