

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SANTAMARIA ROBERTO C
Owner 2:	MASTERSON MAUREEN E
Owner 3:	
Street 1:	15 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2502 Type:

PREVIOUS OWNER

Owner 1:	PRIVITERA TR - SALVATORE S
Owner 2:	PRIVERTA TR - DORIS S
Street 1:	15 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2502

NARRATIVE DESCRIPTION

This parcel contains 1.84 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1970, having primarily CLAPBOARD Exterior and 3422 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 Bd rms.

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		0.003		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									105						100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.840	691,500	14,400	958,500	1,664,400
Total Card 1.840 691,500 14,400 958,500 1,664,400					
Total Parcel 1.840 691,500 14,400 958,500 1,664,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 486.33		/Parcel: 486.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	652,700	13500	1.84	930,500	1,596,700		Year End Roll	12/2/2024
2024	101	FV	643,700	13500	1.84	912,100	1,569,300		Year end	11/9/2023
2023	101	FV	639,100	13500	1.84	740,100	1,392,700	1,392,700	Year end	11/3/2022
2022	101	FV	568,300	14000	1.84	684,900	1,267,200	1,267,200	Year End Roll	10/19/2021
2021	101	FV	532,100	14000	1.84	640,100	1,186,200	1,186,200	Year End Roll	10/15/2020
2020	101	FV	527,600	14000	1.84	664,100	1,205,700	1,205,700	Year End Roll	9/26/2019
2019	101	FV	478,600	14000	1.84	646,500	1,139,100	1,139,100	Create Final va	6/4/2019
2018	101	FV	478,600	14000	1.84	646,500	1,139,100	1,139,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PRIVITERA TR,SA	1576-105		7/23/2021		1,400,000	No	No		
PRIVITERA TR,SA	1522-112		2/8/2018	FAMILY		1	No	No	
SALVATORE PRIVI	1091-152		2/25/1992	CONVENIENC		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/25/2023	SH-23-0010	SHEET MT	18,000	C				install a modulati
10/9/2012	5183	MANUAL	1,500	C				install air sealin

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	
5/21/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 25 6 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	15:40:41

**LAST REV**

Date	Time
12/20/23	11:57:16

blakeley 1022

Parcel ID 122 19 0

!1022!

