



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FEHR TR DAVID W
Owner 2:	MACDONALD TR KAREN A
Owner 3:	FEHR FAMILY REVOCABLE TRUST
Street 1:	7 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2502 Type:

PREVIOUS OWNER

Owner 1:	FEHR - DAVID W
Owner 2:	MACDONALD - KAREN A
Street 1:	7 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2502

NARRATIVE DESCRIPTION

This parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1968, having primarily CLAPBOARD Exterior and 2584 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	

Total AC/HA:	1.83655	Total SF/SM:	80000	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	958,400	SpI Credit		Total:	958,400
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.837	531,100		958,400	1,489,500
Total Card	1.837	531,100		958,400	1,489,500
Total Parcel	1.837	531,100		958,400	1,489,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	576.43	/Parcel:	576.43

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	502,800	0	1.837	930,400	1,433,200		Year End Roll	12/2/2024
2024	101	FV	495,900	0	1.837	912,000	1,407,900		Year end	11/9/2023
2023	101	FV	492,400	0	1.837	740,000	1,232,400	1,232,400	Year end	11/3/2022
2022	101	FV	438,200	0	1.837	684,800	1,123,000	1,123,000	Year End Roll	10/19/2021
2021	101	FV	410,400	0	1.837	640,000	1,050,400	1,050,400	Year End Roll	10/15/2020
2020	101	FV	393,800	0	1.837	664,000	1,057,800	1,057,800	Year End Roll	9/26/2019
2019	101	FV	356,700	0	1.837	646,400	1,003,100	1,003,100	Create Final va	6/4/2019
2018	101	FV	356,700	0	1.837	646,400	1,003,100	1,003,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FEHR,DAVID W	1611-3		1/30/2024	CONVENIENC		1	No	No	
SUE ANN ULFELDE	1061-38		9/1/1989		600,000		No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/21/2020	R-19-0153	KITCHEN	34,000	C	1/21/2020			Kitchen remodel

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	ENTRY DENIED	615	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	25 7 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	15:40:47

LAST REV

Date	Time
02/12/24	16:00:25

blakeley
1023

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