



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LAY KENNETH G
Owner 2:	
Owner 3:	
Street 1:	23 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2505 Type:

**PREVIOUS OWNER**

Owner 1:	LAY TR - KENNETH W
Owner 2:	LAY TR - VIRGINIA
Street 1:	23 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2505

**NARRATIVE DESCRIPTION**

This parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1974, having primarily BRICK Ventr Exterior and 2408 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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		52271.4		SQUARE FE	PRIME SITE		0	11.98	1.37	R4									858,742						858,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.200	672,000		858,700	1,530,700
<b>Total Card</b> 1.200 672,000 858,700 1,530,700					
<b>Total Parcel</b> 1.200 672,000 858,700 1,530,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 635.67		/Parcel: 635.67	

Legal Description	User Acct
593	0
	GIS Ref
	GIS Ref
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
2025	101	FV	633,800	0	1.2	833,700	1,467,500		Year End Roll	12/2/2024
2024	101	FV	618,100	0	1.2	817,200	1,435,300		Year end	11/9/2023
2023	101	FV	567,200	0	1.2	663,100	1,230,300	1,230,300	Year end	11/3/2022
2022	101	FV	470,700	0	1.2	613,600	1,084,300	1,084,300	Year End Roll	10/19/2021
2021	101	FV	432,000	0	1.2	573,500	1,005,500	1,005,500	Year End Roll	10/15/2020
2020	101	FV	428,100	0	1.2	595,000	1,023,100	1,023,100	Year End Roll	9/26/2019
2019	101	FV	372,400	0	1.2	579,200	951,600	951,600	Create Final va	6/4/2019
2018	101	FV	372,400	0	1.2	579,200	951,600	951,600	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LAY TR,KENNETH	1594-41		9/16/2022	CONVENIENC		1	No	No	
LAY KENNETH W,	1206-16		5/27/1999	CONVENIENC		1	No	No	
E. POWER-BIGGS	797-33		9/30/1970		24,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

**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	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

