Map	Lot	Sublot	Building	Unit	CARD
122	10	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,417,400	/	1,417,400
USE VALUE:	1,417,400	/	1,417,400
ASSESSED:	1,417,400	/	1,417,400

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	EPPERSON CLINT		
Owner 2:	EPPERSON TERRY KAY		
Owner 3:			
Street 1:	34 GOOSE POND RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-2500	Type:	

PREVIOUS OWNER

Owner 1:	CREAN - MARION P		
Owner 2:	CREAN - FINBAR J		
Street 1:	34 GOOSE POND RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-2500		

NARRATIVE DESCRIPTION

This parcel contains 2.1 ACRES of land mainly classified as ONE FAM with a SPLIT ENTRY Building built about 1972, having primarily CLAPBOARD Exterior and 2062 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.100	449,800		967,600	1,417,400
Total Card	2.100	449,800		967,600	1,417,400
Total Parcel	2.100	449,800		967,600	1,417,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 687.39 | /Parcel: 687.39

Legal Description

User Acct	
GIS Ref	
GIS Ref	
Insp Date	08/05/13

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 122 10 0

!1032!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	451,900	0	2.1	939,600	1,391,500		Year End Roll	12/2/2024
2024	101	FV	445,700	0	2.1	919,900	1,365,600		Year end	11/9/2023
2023	101	FV	415,000	0	2.1	747,900	1,162,900	1,162,900	Year end	11/3/2022
2022	101	FV	367,600	0	2.1	692,700	1,060,300	1,060,300	Year End Roll	10/19/2021
2021	101	FV	360,300	0	2.1	647,900	1,008,200	1,008,200	Year End Roll	10/15/2020
2020	101	FV	347,400	0	2.1	671,900	1,019,300	1,019,300	Year End Roll	9/26/2019
2019	101	FV	444,300	0	2.1	654,300	1,098,600	1,098,600	Create Final va	6/4/2019
2018	101	FV	444,300	0	2.1	654,300	1,098,600	1,098,600	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	15:41:38

LAST REV

Date	Time
05/14/25	10:56:47
blakeley	

PAT ACCT. 1032

USER DEFINED

Prior Id # 1:	26 15 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:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CREAN,MARION P	1525-143		4/30/2018		1,009,500	No	No		
EVANS, MARION P	1170-15		4/16/1997	CONVENIENC	1	No	No		DOC #1029012
NAWOICHIK, ELSI	1151-128		2/2/1996	OTHER	400,000	No	No		ESTATE SALE
EMERSON REALTY	780-53		6/1/1969		20,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/20/2024	MEC-24-002	MECHANIC	35,360	C				Install geothermal
12/20/2018	7290	ROOF	20,240	C				Strip & re-roof dw
8/27/2018	7180	MANUAL	8,000	C				Blow in insulation
9/1/1999	1790	SCREENPR	25,000	C	4/17/2000			screenporch & deck

ACTIVITY INFORMATION

Date	Result	By	Name
12/12/2024	EXTRIOR ONLY	6	JN
8/5/2013	MEAS+INSPCTD	25	D ERSKINE
5/12/2007	MEAS+INSPCTD	616	D MANZELLO
4/12/2000	MEAS/EXT INS	611	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									9,205						9,200	

Total AC/HA:	2.09955	Total SF/SM:	91456	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	967,605	Spl Credit		Total:	967,600

EXTERIOR INFORMATION

Type:	18 - SPLIT ENTRY		
Sty Ht:	1 - 1		
(Liv) Units:	1	Total:	1
Foundation:	1 - CONCRETE		
Frame:	1 - WOOD		
Prime Wall:	2 - CLAPBOARD		
Sec Wall:	8 - BRICK VEN	50	%
Roof Struct:	2 - HIP		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

BATH FEATURES

Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

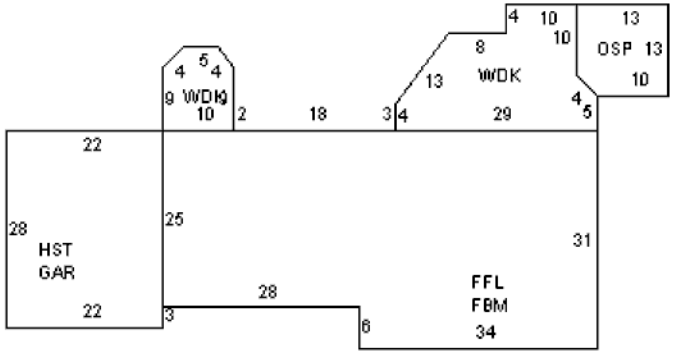
COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	7	BRs:	3	Baths:	3	HB					

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1972	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - PLASTER		
Sec Int Wall:	1 - DRYWALL	50	%
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	Yes
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	AG - Avg-Good	22.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	22.5	%

CALC SUMMARY

Basic $ / SQ:	123.00
Size Adj.:	1.04097962
Const Adj.:	1.04549992
Adj $ / SQ:	133.866
Other Features:	65184
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	580417
Depreciation:	130594
Depreciated Total:	449823

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	860647.8346

Juris. Factor:		Before Depr:	160.64
Special Features:	0	Val/Su Net:	88.30
Final Total:	449800	Val/Su SzAd	218.14

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FBM	FIN BMT	1,754	60.240	105,661
FFL	1ST FLOOR	1,754	133.870	234,802
GAR	GARAGE	616	38.520	23,728
WDK	WOOD DECK	497	18.320	9,103
HST	HALF STORY	308	133.870	41,231
OSP	SCRN PORCH	165	24.070	3,972

Net Sketched Area:	5,094			Total:	418,497
Size Ad	2062	Gross Area	5402	FinArea	2062

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 122 10 0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc