

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PAPOVSKY MIKHAIL
Owner 2:	
Owner 3:	
Street 1:	36 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	HINDS EDITH M -
Owner 2:	-
Street 1:	36 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2500

NARRATIVE DESCRIPTION

This parcel contains 2.94 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1972, having primarily CLAPBOARD Exterior and 5759 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 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		1.103		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									38,605						38,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.940	789,400		997,000	1,786,400
Total Card 2.940 789,400 997,000 1,786,400					
Total Parcel 2.940 789,400 997,000 1,786,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 310.21		/Parcel: 310.21	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	743,100	0	2.94	969,000	1,712,100		Year End Roll	12/2/2024
2024	101	FV	723,300	0	2.94	945,100	1,668,400		Year end	11/9/2023
2023	101	FV	659,200	0	2.94	773,100	1,432,300	1,432,300	Year end	11/3/2022
2022	101	FV	541,500	0	2.94	717,900	1,259,400	1,259,400	Year End Roll	10/19/2021
2021	101	FV	475,700	0	2.94	673,100	1,148,800	1,148,800	Year End Roll	10/15/2020
2020	101	FV	434,400	0	2.94	697,100	1,131,500	1,131,500	Year End Roll	9/26/2019
2019	101	FV	383,100	0	2.94	679,500	1,062,600	1,062,600	Create Final va	6/4/2019
2018	101	FV	409,100	0	2.94	679,500	1,088,600	1,088,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HINDS EDITH M,	1249-192		3/22/2002		938,500	No	No		
EDWARD H. HINDS	840-184		9/14/1973	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/14/2023	SH-23-0021	SHEET MT	4,000	C				Modify ductwork to
11/14/2023	MEC-23-0021	MECHANIC	40,000	C				Install 5 and 3 to
9/30/2019	R-19-0158	RENO-ADD	204,500	C	6/23/2020			Add a family room
8/31/2015	6211	KITCHEN	25,000	C	4/14/2016			Remodel the kitche

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2020	CnfmdbldgDpt	624	W Coelho
10/24/2017	MEAS+INSPCTD	618	G BOURGAULT
12/5/2008	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
9/1/2001	M&L COMPLETE	615	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	26 16 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:	

