



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MCGARR ROBERT M
Owner 2:	MCGARR ANNE M CAVASSA
Owner 3:	
Street 1:	3 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2502 Type:

PREVIOUS OWNER

Owner 1:	GRAY - PATRICIA D
Owner 2:	-
Street 1:	3 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(n) COLONIAL Building Built about 1969, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80150.2		SQUARE FE	PRIME SITE		0	8.	1.000	R4									641,202						641,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	499,600		1.840	641,200	1,140,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 334.94						/Parcel: 334.94	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	495,600	0	1.84	665,200	1,160,800	1,160,800	Year End Roll	9/26/2019
2019	101	FV	415,800	0	1.84	647,600	1,063,400	1,063,400	Create Final value 2019	6/4/2019
2018	101	FV	415,800	0	1.84	647,600	1,063,400	1,063,400	Year End Roll	9/28/2017
2017	101	FV	405,200	0	1.84	640,400	1,045,600	1,045,600	Year End Roll	9/29/2016
2016	101	FV	392,200	0	1.84	622,000	1,014,200	1,014,200	Year End Roll	1/14/2016
2015	101	FV	388,700	0	1.84	575,500	964,200	964,200	Year End	10/2/2014
2014	101	FV	363,800	0	1.84	536,300	900,100	900,100	Year End Roll	1/23/2014
2013	101	FV	356,800	0	1.82	518,600	875,400	875,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GRAY,PATRICIA D	1528-57		6/13/2018		1285000	No	No			
GRAY PATRICIA D	1246-189		1/10/2002	CONVENIENC		1	No	No		
THOMAS M. KERSH	1015-118		6/30/1986		560000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/18/2014	5675	RENOVATI	92,000	C	5/8/2014			remodel living roo
3/4/2008	3888	RENOVATI	48,000	C	6/19/2008			reno 2 & 1/2 bths

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2014	MEAS/EXT INS	25	D ERSKINE
6/2/2009	MEAS+INSPCTD	25	D ERSKINE
6/19/2008	MEAS+INSPCTD	100	
9/1/2001	M&L EXTERIOR	615	
5/17/1996	MEAS+INSPCTD	606	
3/14/1996	MEAS/EXT INS	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.84000	Total SF/SM:	80150.40	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	641,202	Spl Credit		Total:	641,200
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EXTERIOR INFORMATION

Table with exterior details: Type: 6 - COLONIAL, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: 8 - BRICK VEN, 25%, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color, View / Desir.

GENERAL INFORMATION

Table with general details: Grade: B - GOOD, Year Blt: 1969, Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

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

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: GOOD, A Bath, Rating, 3/4 Bath, Rating, A 3QBth, Rating, 1/2 Bath: 2, Rating: GOOD, A HBth, Rating, OthrFix: 3, Rating: AVERAGE.

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits, Rating, Frpl: 2, Rating: GOOD, WSFlue, Rating.

CONDO INFORMATION

Table with condo details: Location, Total Units, Floor: 1 - 1ST FLOOR, % Own, Name.

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 19%, Functional, Economic, Special, Override, Total: 19%.

CALC SUMMARY

Table with calculations: Basic \$ / SQ: 95.00, Size Adj.: 0.92615974, Const Adj.: 1.03275001, Adj \$ / SQ: 90.867, Other Features: 81000, Grade Factor: 1.40, Neighborhood Inf: 1.0000000, LUC Factor: 1.00, Adj Total: 616835, Depreciation: 117199, Depreciated Total: 499637.

COMMENTS

Empty table for comments.

RESIDENTIAL GRID

Table with residential grid data: 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: 9, BRs: 4, Baths: 2, HB: 2.

REMODELING

Table for remodeling: Exterior, Interior, Additions, Kitchen, Baths, Plumbing, Electric, Heating, General.

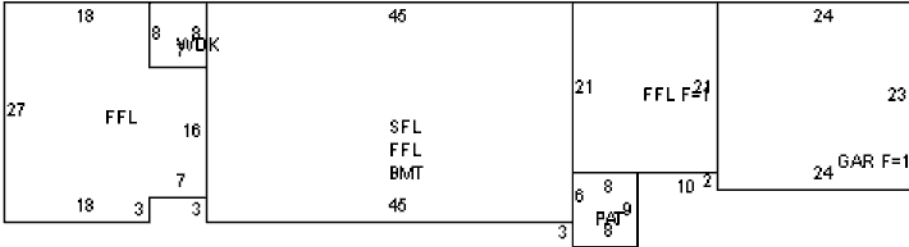
RES BREAKDOWN

Table for resource breakdown: No Unit, RMS, BRS, FL, Totals: 1, 9, 4.

COMPARABLE SALES

Table for comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 1099940.115, Juris. Factor, Val/Su Fin: 146.68, Special Features: 0, Val/Su Net: 94.25, Final Total: 499600, Val/Su SzAd: 146.68.

SKETCH



SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,301, Total: 359,597, Size Ad: 3406, Gross Area, 5301, Fin Area, 3406.

SUB AREA DETAIL

Table for sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with columns: 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.

PARCEL ID 121 4 0

IMAGE



AssessPro Patriot Properties, Inc