



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MONTIE PAUL A
Owner 2:	MONTIE CAROLYN H
Owner 3:	
Street 1:	4 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KOSOWSKY RICHARD P -
Owner 2:	KOSOWSKY PATRICIA R -
Street 1:	4 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2506

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1964, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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 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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	574,100		1.900	641,900	1,216,000		0
							GIS Ref
							GIS Ref
							Insp Date
							09/11/13
Total Card			574,100	1.900	641,900	1,216,000	Entered Lot Size
Total Parcel			574,100	1.900	641,900	1,216,000	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 369.94		/Parcel: 369.94	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	569,500	0	1.9	665,900	1,235,400	1,235,400	Year End Roll	9/26/2019
2019	101	FV	518,200	0	1.9	648,300	1,166,500	1,166,500	Create Final value 2019	6/4/2019
2018	101	FV	518,200	0	1.9	648,300	1,166,500	1,166,500	Year End Roll	9/28/2017
2017	101	FV	505,000	0	1.9	641,900	1,146,900	1,146,900	Year End Roll	9/29/2016
2016	101	FV	486,500	0	1.9	623,500	1,110,000	1,110,000	Year End Roll	1/14/2016
2015	101	FV	482,200	0	1.9	577,100	1,059,300	1,059,300	Year End	10/2/2014
2014	101	FV	452,000	0	1.9	537,900	989,900	989,900	Year End Roll	1/23/2014
2013	101	FV	443,400	0	1.87	521,000	964,400	964,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
KOSOWSKY RICHAR	1340-148		7/17/2007		1255000	No	No			
TIMMER JURRIEN	1269-165		6/18/2003		1200000	No	No			
LOBELSON, JEFFR	1141-27		5/23/1995		580000	No	No			
ROSS L. FINNEY	1073-92		9/10/1990		575000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/18/2008	4050	ROOF		C				strip & re-roof
5/13/1999	1713	KITCHEN	40,000	C	4/17/2000			4/17/00 100%
10/23/1995	840-95	MANUAL	15,000	C	6/18/1996			WINDOWS

ACTIVITY INFORMATION

Date	Result	By	Name
9/11/2013	MEAS/EXT INS	25	D ERSKINE
5/12/2007	MEAS/EXT INS	616	D MANZELLO
4/17/2000	MEAS+INSPCTD	611	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

