



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 7  |        | GOOSE POND RD, LINCOLN |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | FEHR DAVID W        |
| Owner 2:  | MACDONALD KAREN A   |
| Owner 3:  |                     |
| Street 1: | 7 GOOSE POND RD     |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-2502 Type:    |

**PREVIOUS OWNER**

|           |       |
|-----------|-------|
| Owner 1:  |       |
| Owner 2:  |       |
| Street 1: |       |
| Twn/City: |       |
| St/Prov:  | Cntry |
| Postal:   |       |

**NARRATIVE DESCRIPTION**

This Parcel contains 1.837 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1968, 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   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                     | Land Size | Land Value | Total Value | Legal Description | User Acct |
|-------------------------|----------------|--------------------------------|-----------|------------|-------------|-------------------|-----------|
| 101                     | 410,400        |                                | 1.837     | 640,000    | 1,050,400   |                   |           |
| Total Card              |                |                                |           |            |             | Entered Lot Size  |           |
| Total Parcel            |                |                                |           |            |             | Total Land:       |           |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: |           | 406.50     | /Parcel:    | 406.50            |           |
|                         |                |                                |           |            |             | 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  | 393,800    | 0         | 1.837     | 664,000    | 1,057,800   | 1,057,800     | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 356,700    | 0         | 1.837     | 646,400    | 1,003,100   | 1,003,100     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 356,700    | 0         | 1.837     | 646,400    | 1,003,100   | 1,003,100     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 346,700    | 0         | 1.837     | 640,000    | 986,700     | 986,700       | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 333,400    | 0         | 1.837     | 621,600    | 955,000     | 955,000       | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 330,100    | 0         | 1.837     | 575,200    | 905,300     | 905,300       | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 307,300    | 0         | 1.837     | 536,000    | 843,300     | 843,300       | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 300,800    | 0         | 1.837     | 520,000    | 820,800     | 820,800       | Year End Roll           | 10/25/2012 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date     | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|----------|-----------|------------|----|-----|-------|-----------------|-------|
| SUE ANN ULFELDE | 1061-38   |      | 9/1/1989 |           | 600000     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date      | Number    | Descp   | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment         |
|-----------|-----------|---------|--------|-----|------------|----------|----------|-----------------|
| 1/21/2020 | R-19-0153 | KITCHEN | 34,000 | C   | 1/21/2020  |          |          | Kitchen remodel |

**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   | ENTRY DENIED | 615 |           |
| 3/14/1996  | MEAS+INSPCTD | 606 |           |

Sign: VERIFICATION OF VISIT NOT DATA

|              |         |              |          |             |             |               |           |        |         |            |  |        |         |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 1.83655 | Total SF/SM: | 80000.12 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 640,000 | SpI Credit |  | Total: | 640,000 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

**EXTERIOR INFORMATION**

|               |   |             |
|---------------|---|-------------|
| Type:         | 6 | - COLONIAL  |
| Sty Ht:       | 2 | - 2         |
| (Liv) Units:  | 1 | Total: 1    |
| Foundation:   | 1 | - CONCRETE  |
| Frame:        | 1 | - WOOD      |
| Prime Wall:   | 2 | - CLAPBOARD |
| Sec Wall:     |   | %           |
| Roof Struct:  | 2 | - HIP       |
| Roof Cover:   | 1 | - ASPHALT   |
| Color:        |   |             |
| View / Desir: |   |             |

**BATH FEATURES**

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

**OTHER FEATURES**

|         |   |         |         |
|---------|---|---------|---------|
| Kits:   | 1 | Rating: | GOOD    |
| A Kits: |   | Rating: |         |
| Frpl:   | 3 | Rating: | AVERAGE |
| WSFlue: | 1 | Rating: | AVERAGE |

**GENERAL INFORMATION**

|               |      |             |  |
|---------------|------|-------------|--|
| Grade:        | B+   | - GOOD (+)  |  |
| Year Blt:     | 1968 | Eff Yr Blt: |  |
| Alt LUC:      |      | Alt %:      |  |
| Jurisdict:    |      | Fact:       |  |
| Const Mod:    |      |             |  |
| Lump Sum Adj: |      |             |  |

**CONDO INFORMATION**

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

**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:  | 9      | BRs:    | 4 | Baths: | 2  | HB: | 1  |    |    |   |   |

**INTERIOR INFORMATION**

|               |     |            |
|---------------|-----|------------|
| Avg Ht/FL:    | STD |            |
| Prim Int Wal: | 1   | - DRYWALL  |
| Sec Int Wall: |     | %          |
| Partition:    | E   | - EXTNSIVE |
| Prim Floors:  | 3   | - HARDWOOD |
| Sec Floors:   |     | %          |
| Bsmnt Flr:    |     |            |

**DEPRECIATION**

|             |    |           |       |
|-------------|----|-----------|-------|
| Phys Cond:  | AV | - Average | 27.0% |
| Functional: |    |           | %     |
| Economic:   |    |           | %     |
| Special:    |    |           | %     |
| Override:   |    |           | %     |
| Total:      |    |           | 27.3% |

**REMODELING**

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

**RES BREAKDOWN**

| No     | Unit | RMS | BRS | FL |
|--------|------|-----|-----|----|
| 1      |      | 9   | 4   |    |
| Totals |      |     |     |    |
| 1      |      | 9   | 4   |    |

**SPEC FEATURES/YARD ITEMS**

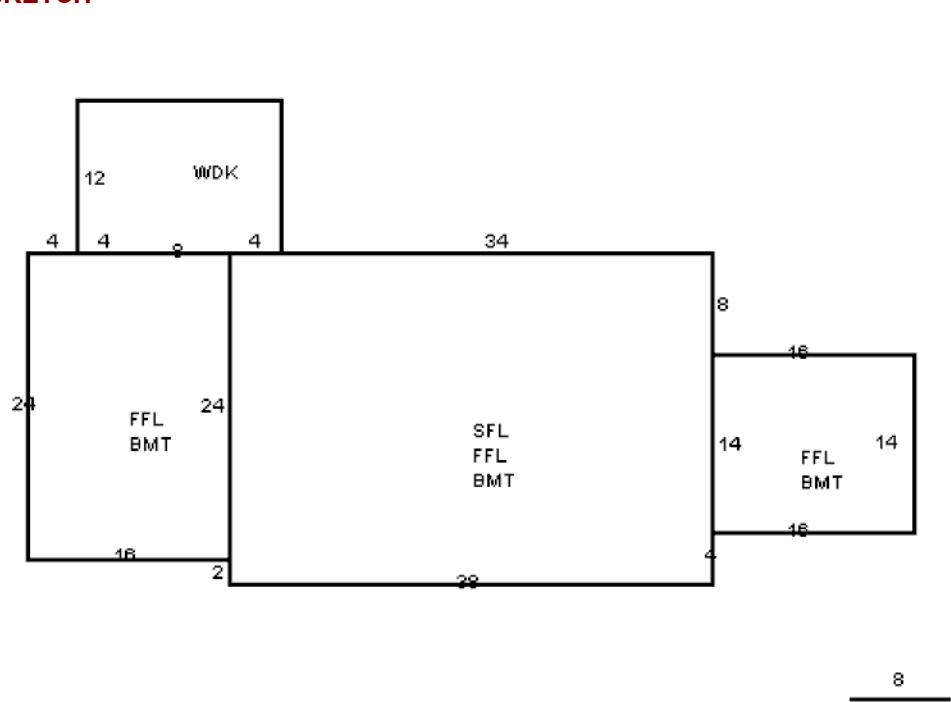
|             |     |              |    |
|-------------|-----|--------------|----|
| Bsmnt Gar:  | 2   |              |    |
| Electric:   | 3   | - TYPICAL    |    |
| Insulation: | 2   | - TYPICAL    |    |
| Int vs Ext: | S   |              |    |
| Heat Fuel:  | 2   | - GAS        |    |
| Heat Type:  | 3   | - FORCED H/W |    |
| # Heat Sys: | 1   |              |    |
| % Heated:   | 100 | % AC:        | 0  |
| Solar HW:   | NO  | Central Vac: | NO |
| % Com Wal:  | 0   | % Sprinkled: | 0  |

**CALC SUMMARY**

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 95.00      |
| Size Adj.:         | 0.98219812 |
| Const Adj.:        | 1.01999998 |
| Adj \$ / SQ:       | 95.175     |
| Other Features:    | 64750      |
| Grade Factor:      | 1.60       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 564509     |
| Depreciation:      | 154111     |
| Depreciated Total: | 410398     |

**COMPARABLE SALES**

| Rate              | Parcel ID | Typ          | Date   | Sale Price          |
|-------------------|-----------|--------------|--------|---------------------|
|                   |           |              |        |                     |
|                   |           |              |        |                     |
|                   |           |              |        |                     |
|                   |           |              |        |                     |
|                   |           |              |        |                     |
|                   |           |              |        |                     |
|                   |           |              |        |                     |
|                   |           |              |        |                     |
|                   |           |              |        |                     |
| WtAv\$/SQ:        |           | AvRate:      |        | Ind.Val 1003924.603 |
| Juris. Factor:    |           | Val/Su Fin:  | 158.82 |                     |
| Special Features: | 0         | Val/Su Net:  | 93.87  |                     |
| Final Total:      | 410400    | Val/Su SzAd: | 158.82 |                     |

**SKETCH****SUB AREA**

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| BMT                | BASEMENT    | 1,596      | 23.790    | 37,975       |      |
| FFL                | 1ST FLOOR   | 1,596      | 95.170    | 151,899      |      |
| SFL                | 2ND FLOOR   | 988        | 95.170    | 94,033       |      |
| WDK                | WOOD DECK   | 192        | 21.670    | 4,161        |      |
| Net Sketched Area: |             | 4,372      | Total:    | 288,068      |      |
| Size Ad            | 2584        | Gross Area | 4372      | FinArea      | 2584 |

**SUB AREA DETAIL**

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|----------|--------|---------|--------|----|-------|
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |
|          |        |         |        |    |       |

**IMAGE**

AssessPro Patriot Properties, Inc

**PARCEL ID** 122 20 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 Features: |  | Total: |  |
|-------|---|-------------------|--|-------------------------|--|--------|--|