



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAY TR KENNETH W
Owner 2:	LAY TR VIRGINIA
Owner 3:	LAY REALTY TRUST
Street 1:	23 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2505 Type:

PREVIOUS OWNER

Owner 1:	LAY KENNETH W -
Owner 2:	LAY VIRGINIA A -
Street 1:	23 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2505

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1974, Having Primarily BRICK VENTR Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		52271.4		SQUARE FE	PRIME SITE		0	8.	1.371	R4									573,451						573,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct	
101	432,000		1.200	573,500	1,005,500	593	0	
							GIS Ref	
							GIS Ref	
							Insp Date	
							11/22/16	
Total Card 432,000 1.200 573,500 1,005,500							Entered Lot Size	
Total Parcel 432,000 1.200 573,500 1,005,500							Total Land:	
Source: Market Adj Cost Total Value per SQ unit /Card: 417.57 /Parcel: 417.57							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	428,100	0	1.2	595,000	1,023,100	1,023,100	Year End Roll	9/26/2019
2019	101	FV	372,400	0	1.2	579,200	951,600	951,600	Create Final value 2019	6/4/2019
2018	101	FV	372,400	0	1.2	579,200	951,600	951,600	Year End Roll	9/28/2017
2017	101	FV	368,800	0	1.2	573,500	942,300	942,300	Year End Roll	9/29/2016
2016	101	FV	358,000	0	1.2	557,000	915,000	915,000	Year End Roll	1/14/2016
2015	101	FV	350,700	0	1.2	515,400	866,100	866,100	Year End	10/2/2014
2014	101	FV	336,200	0	1.2	480,300	816,500	816,500	Year End Roll	1/23/2014
2013	101	FV	329,000	0	1.11	458,300	787,300	787,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LAY KENNETH W,	1206-16		5/27/1999	CONVENIENC		1	No	No		
E. POWER-BIGGS	797-33		9/30/1970		24000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

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	M&L EXTERIOR	615	
3/14/1996	MEAS+INSPCTD	606	

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

Total AC/HA:	1.19999	Total SF/SM:	52271.57	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	573,451	SpI Credit	Total:	573,500
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