



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	EPPERSON CLINT
Owner 2:	EPPERSON TERRY KAY
Owner 3:	
Street 1:	34 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2500 Type:

PREVIOUS OWNER

Owner 1:	CREAN - MARION P
Owner 2:	CREAN - FINBAR J
Street 1:	34 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2500

NARRATIVE DESCRIPTION

This Parcel contains 2.1 ACRES of land mainly classified as ONE FAM with a(n) SPLIT ENTRY Building Built about 1972, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									7,890						7,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	360,300		2.100	647,900	1,008,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 488.94						/Parcel: 488.94	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	347,400	0	2.1	671,900	1,019,300	1,019,300	Year End Roll	9/26/2019
2019	101	FV	444,300	0	2.1	654,300	1,098,600	1,098,600	Create Final value 2019	6/4/2019
2018	101	FV	444,300	0	2.1	654,300	1,098,600	1,098,600	Year End Roll	9/28/2017
2017	101	FV	439,700	0	2.1	647,900	1,087,600	1,087,600	Year End Roll	9/29/2016
2016	101	FV	430,700	0	2.1	629,500	1,060,200	1,060,200	Year End Roll	1/14/2016
2015	101	FV	426,100	0	2.1	583,100	1,009,200	1,009,200	Year End	10/2/2014
2014	101	FV	341,400	0	2.1	543,900	885,300	885,300	Year End Roll	1/23/2014
2013	101	FV	333,500	0	2.1	527,900	861,400	861,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CREAN, MARION P	1525-143		4/30/2018		1009500	No	No			
EVANS, MARION P	1170-15		4/16/1997	CONVENIENC		1	No	No		DOC #1029012
NAWOICHIK, ELSI	1151-128		2/2/1996	OTHER	400000	No	No			ESTATE SALE
EMERSON REALTY	780-53		6/1/1969		20000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
12/20/2018	7290	ROOF	20,240	C				Strip & re-roof dw
8/27/2018	7180	MANUAL	8,000	C				Blow in insulation
9/1/1999	1790	SCREENPR	25,000	C	4/17/2000			screenporch & deck

ACTIVITY INFORMATION

Date	Result	By	Name
8/5/2013	MEAS+INSPCTD	25	D ERSKINE
5/12/2007	MEAS+INSPCTD	616	D MANZELLO
4/12/2000	MEAS/EXT INS	611	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.09955 Total SF/SM: 91456.40 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 647,890 Spl Credit Total: 647,900

