



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PAPOVSKY MIKHAIL		
Owner 2:			
Owner 3:			
Street 1:	36 GOOSE POND RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773	Type:	

PREVIOUS OWNER

Owner 1:	HINDS EDITH M -		
Owner 2:	-		
Street 1:	36 GOOSE POND RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	
Postal:	01773-2500		

NARRATIVE DESCRIPTION

This Parcel contains 2.94 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1972, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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		1.103		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									33,090						33,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	475,700		2.940	673,100	1,148,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 199.49						/Parcel: 199.49	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	434,400	0	2.94	697,100	1,131,500	1,131,500	Year End Roll	9/26/2019
2019	101	FV	383,100	0	2.94	679,500	1,062,600	1,062,600	Create Final value 2019	6/4/2019
2018	101	FV	409,100	0	2.94	679,500	1,088,600	1,088,600	Year End Roll	9/28/2017
2017	101	FV	404,900	0	2.94	673,100	1,078,000	1,078,000	Year End Roll	9/29/2016
2016	101	FV	383,500	0	2.94	654,700	1,038,200	1,038,200	Year End Roll	1/14/2016
2015	101	FV	375,200	0	2.94	608,300	983,500	983,500	Year End	10/2/2014
2014	101	FV	358,500	0	2.94	569,100	927,600	927,600	Year End Roll	1/23/2014
2013	101	FV	350,200	0	2.94	553,100	903,300	903,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HINDS EDITH M,	1249-192		3/22/2002		938500	No	No			
EDWARD H. HINDS	840-184		9/14/1973	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/30/2019	R-19-0158	RENO-ADD	204,500	C	6/23/2020			Add a family room
8/31/2015	6211	KITCHEN	25,000	C	4/14/2016			Remodel the kitche

ACTIVITY INFORMATION

Date	Result	By	Name
9/8/2020	CnfmdBldgDpt	624	W Coelho
10/24/2017	MEAS+INSPCTD	618	G BOURGAULT
12/5/2008	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
9/1/2001	M&L COMPLETE	615	
3/14/1996	MEAS+INSPCTD	606	

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

Total AC/HA:	2.93955	Total SF/SM:	128046.80	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	673,090	Spl Credit		Total:	673,100
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