

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CHUANG TR GEORGE C
Owner 2:	KUAN TR IRENE C
Owner 3:	CHUANG FAMILY LIVING TRUST
Street 1:	29 GOOSE POND RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-2509 Type:

PREVIOUS OWNER

Owner 1:	JOHNSON HW -
Owner 2:	JOHNSON M JEANNINE -
Street 1:	29 GOOSE POND RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-2509

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1970, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 2 HalfBaths, 0 3/4 Baths, 10 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		69695.4		SQUARE FE	PRIME SITE		0	8.	1.103	R4									615,269						615,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	498,400		1.600	615,300	1,113,700
Total Card	498,400		1.600	615,300	1,113,700
Total Parcel	498,400		1.600	615,300	1,113,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		301.82	/Parcel: 301.82

Legal Description	User Acct
Entered Lot Size	
Total Land:	
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	502,900	0	1.6	638,300	1,141,200	1,141,200	Year End Roll	9/26/2019
2019	101	FV	456,400	0	1.6	621,400	1,077,800	1,077,800	Create Final value 2019	6/4/2019
2018	101	FV	456,400	0	1.6	621,400	1,077,800	1,077,800	Year End Roll	9/28/2017
2017	101	FV	444,200	0	1.6	615,300	1,059,500	1,059,500	Year End Roll	9/29/2016
2016	101	FV	427,500	0	1.6	597,600	1,025,100	1,025,100	Year End Roll	1/14/2016
2015	101	FV	423,500	0	1.6	553,000	976,500	976,500	Year End	10/2/2014
2014	101	FV	395,400	0	1.6	515,300	910,700	910,700	Year End Roll	1/23/2014
2013	101	FV	387,400	0	1.51	492,300	879,700	879,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
JOHNSON HW,	56602-320		3/15/2011	PARTIAL INTR	727500	No	No	
BRUCEN REALTY I	796-76		9/4/1970		98500	No	No	

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JOHNSON HW,	56602-320		3/15/2011	PARTIAL INTR	727500	No	No			
BRUCEN REALTY I	796-76		9/4/1970		98500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/22/2017	6701	SIDING	25,800	C				Change the siding
12/2/2014	5966	WOOD STO	4,054	C				install a Morso wo
11/6/2014	5955	WOOD STO	4,053	C				Install a wood sto

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2012	SALES INSP	618	G BOURGAULT
9/22/2001	M&L COMPLETE	615	
3/14/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.59999	Total SF/SM:	69695.56	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	615,269	Spl Credit		Total:	615,300
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**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	26 21 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
10/22/20	16:15:23

LAST REV

Date	Time
09/17/20	13:46:23

apro  
1039

