



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City  |
|----|--------|------------------------|
| 30 |        | GOOSE POND RD, LINCOLN |

**OWNERSHIP**

|           |                     |
|-----------|---------------------|
| Owner 1:  | GRAF ROBERT M       |
| Owner 2:  | MCCAULEY THERESA L  |
| Owner 3:  |                     |
| Street 1: | 30 GOOSE POND RD    |
| Street 2: |                     |
| Twn/City: | LINCOLN             |
| St/Prov:  | MA Cntry Own Occ: Y |
| Postal:   | 01773-2500 Type:    |

**PREVIOUS OWNER**

|           |                   |
|-----------|-------------------|
| Owner 1:  | MOORE ROBERT L -  |
| Owner 2:  | MOORE CHRISTINE - |
| Street 1: | 30 GOOSE POND RD  |
| Twn/City: | LINCOLN           |
| St/Prov:  | MA Cntry          |
| Postal:   | 01773-2500        |

**NARRATIVE DESCRIPTION**

This Parcel contains 1.797 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1982, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 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     |          | 78257.6     |                    | SQUARE FE | PRIME SITE |           | 0          | 8.         | 1.016 | R4    |             |           |        |   |        |   |        |   | 635,818         |           |   |           |        |      | 635,800   |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items | Land Size                             | Land Value | Total Value | Legal Description | User Acct |                 |           |                  |  |
|-------------------------|----------------|------------|---------------------------------------|------------|-------------|-------------------|-----------|-----------------|-----------|------------------|--|
| 101                     | 588,700        | 600        | 1.797                                 | 635,800    | 1,225,100   | 614               | 0         |                 |           |                  |  |
|                         |                |            |                                       |            |             |                   | GIS Ref   |                 |           |                  |  |
|                         |                |            |                                       |            |             |                   | GIS Ref   |                 |           |                  |  |
| Total Card              |                |            |                                       |            | 588,700     | 600               | 1.797     | 635,800         | 1,225,100 | Entered Lot Size |  |
| Total Parcel            |                |            |                                       |            | 588,700     | 600               | 1.797     | 635,800         | 1,225,100 | Total Land:      |  |
| Source: Market Adj Cost |                |            | Total Value per SQ unit /Card: 352.85 |            |             | /Parcel: 352.85   |           | 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  | 525,600    | 600       | 1.797     | 659,700    | 1,185,900   | 1,185,900     | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 487,700    | 600       | 1.797     | 642,200    | 1,130,500   | 1,130,500     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 487,700    | 600       | 1.797     | 642,200    | 1,130,500   | 1,130,500     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 478,200    | 500       | 1.797     | 635,800    | 1,114,500   | 1,114,500     | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 468,900    | 500       | 1.797     | 617,500    | 1,086,900   | 1,086,900     | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 450,700    | 500       | 1.797     | 571,400    | 1,022,600   | 1,022,600     | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 446,100    | 500       | 1.797     | 532,500    | 979,100     | 979,100       | Year End Roll           | 1/23/2014  |
| 2013   | 101 | FV  | 437,000    | 500       | 1.837     | 520,000    | 957,500     | 957,500       | Year End Roll           | 10/25/2012 |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date       | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|-----------|------------|----|-----|-------|-----------------|-------|
| MOORE ROBERT L, | 1243-193  |      | 10/19/2001 |           | 965000     | No | No  |       |                 |       |
| TAVILLA-HOLLAND | 1110-177  |      | 5/21/1993  |           | 524000     | No | No  |       |                 |       |

**BUILDING PERMITS**

| Date       | Number | Descp    | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment            |
|------------|--------|----------|--------|-----|------------|----------|----------|--------------------|
| 1/11/2018  | 6949   | RENO-ADD | 28,919 | C   | 6/19/2018  |          |          | Install a door & c |
| 10/20/2017 | 6894   | WINDOWS  | 47,511 | C   |            |          |          | Replace 29 windows |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name      |
|------------|--------------|-----|-----------|
| 11/8/2018  | PERMIT VISIT | 622 | K Cuoco   |
| 11/22/2016 | MEAS/EXT INS | 4   | JG        |
| 8/1/2008   | MEAS+INSPCTD | 25  | D ERSKINE |
| 9/22/2001  | M&L COMPLETE | 615 |           |
| 5/13/1996  | MEAS+INSPCTD | 606 |           |
| 3/14/1996  | MEAS/EXT INS | 606 |           |
| 6/9/1994   | FIELDREV CHG | 600 |           |
| 9/22/1992  | INSPECTED    | 601 |           |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

|              |         |              |          |             |     |         |               |           |        |         |            |        |         |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 1.79655 | Total SF/SM: | 78257.72 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 635,818 | SpI Credit | Total: | 635,800 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

