



Patriot
Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
1		WOODS END RD, LINCOLN

OWNERSHIP

Owner 1:	SOULETTE NANCY B	
Owner 2:		
Owner 3:		
Street 1:	1 WOODS END RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry
Postal:	01773-3101	Type:

PREVIOUS OWNER

Owner 1:		
Owner 2:		
Street 1:		
Twn/City:		
St/Prov:		Cntry
Postal:		

NARRATIVE DESCRIPTION

This parcel contains 2.34 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1938, having primarily WOOD SHING Exterior and 3078 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bd rms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam		water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.503		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									17,605						17,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.340	934,700		976,000	1,910,700
Total Card		2.340	934,700	976,000	1,910,700
Total Parcel		2.340	934,700	976,000	1,910,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 620.76		/Parcel: 620.76	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	908,900	0	2.34	948,000	1,856,900		Year End Roll	12/2/2024
2024	101	FV	875,400	0	2.34	927,100	1,802,500		Year end	11/9/2023
2023	101	FV	869,800	0	2.34	755,100	1,624,900	1,624,900	Year end	11/3/2022
2022	101	FV	789,700	0	2.34	699,900	1,489,600	1,489,600	Year End Roll	10/19/2021
2021	101	FV	781,300	0	2.34	655,100	1,436,400	1,436,400	Year End Roll	10/15/2020
2020	101	FV	812,300	0	2.34	679,100	1,491,400	1,491,400	Year End Roll	9/26/2019
2019	101	FV	792,300	0	2.34	661,500	1,453,800	1,453,800	Create Final va	6/4/2019
2018	101	FV	792,300	0	2.34	661,500	1,453,800	1,453,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GRINNEN, LEWIS	24664-180		6/30/1994		730,000	No	No		
JOHN F. LOUD	17109-53		6/17/1986		575,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/1/2024	MEC-24-000	MECHANIC	33,344	C				Replace basement g
12/18/2012	5279	ROOF		C				strip & reroof dwe
11/15/2012	5235	SOLAR PA	11,377	C				install roof mount
5/15/2006	3419	FENCE		C				
9/12/1996	1044-96	RENO-ADD	190,000	C	7/21/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
1/9/2025	MEAS/EXT INS	6	JN
8/1/2013	MEAS/EXT INS	25	D ERSKINE
5/23/2007	MEAS/EXT INS	617	D HASCHIG
7/21/1997	MEAS+INSPCTD	600	
1/13/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

