

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
3		WOODCOCK LN, LINCOLN

OWNERSHIP

Owner 1:	HATSOPOULOS JEPHSON NIA M
Owner 2:	
Owner 3:	
Street 1:	3 WOODCOCK LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4501 Type:

PREVIOUS OWNER

Owner 1:	HATSOPOULOS TR - JOHN N
Owner 2:	HATSOPOULOS TR - PATRICIA L
Street 1:	3 WOODCOCK LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4501

NARRATIVE DESCRIPTION

This parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1964, having primarily CLAPBOARD Exterior and 7848 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.263		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									44,205						44,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.100	1,881,600	209,700	1,086,600	3,177,900
Total Card		3.100	1,881,600	209,700	3,177,900
Total Parcel		3.100	1,881,600	209,700	3,177,900
Source: Market Adj Cost		Total Value per SQ unit /Card: 404.93		/Parcel: 404.93	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	884,200	196000	3.1	1,056,200	2,136,400		Year End Roll	12/2/2024
2024	101	FV	852,500	196000	3.1	1,029,900	2,078,400		Year end	11/9/2023
2023	101	FV	729,900	196000	3.1	877,900	1,803,800	1,803,800	Year end	11/3/2022
2022	101	FV	617,700	254900	3.1	805,900	1,678,500	1,678,500	Year End Roll	10/19/2021
2021	101	FV	594,700	254900	3.1	837,900	1,687,500	1,687,500	Year End Roll	10/15/2020
2020	101	FV	611,700	254900	3.1	837,900	1,704,500	1,704,500	Year End Roll	9/26/2019
2019	101	FV	619,800	254900	3.1	834,700	1,709,400	1,709,400	Create Final va	6/4/2019
2018	101	FV	1,239,500	254900	3.1	834,700	2,329,100	2,329,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HATSOPOULOS TR,	76503-150		12/22/2020	CONVENIENC	99	No	No		
HATSOPOULOS JOH	58211-295		1/3/2012		1	No	No		
HATSOPOULOS GEO	12955-649		3/25/1976	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/28/2022	R-22-0264	DEMOLITI	8,000	C	11/29/2022			Demo one greenhou
8/30/2022	R-22-0210	FENCE	20,000	C	8/30/2022			Install 10' chain
3/15/2019	SH-19-0005	SHEET MT	10,000	C				Sheet metal work t
12/21/2018	7287	REN OVATI	344,133	C	6/6/2019			Replace drywall, f
6/25/2018	7113	ROOF	42,350	C				Replace roof cover
5/30/2008	3953	GREENHOU	150,000	C	5/28/2009			consturct free sta
5/14/2008	3944	SHED		C	5/28/2009			12' x 12' shed on
4/4/2003	2672	MANUAL	45,000	C	6/25/2003			rep wind & slider
4/15/1998	1384	GREENHOU	40,000	C	6/4/1998			100% 6/4/98
1/17/1997	1120-97	REN OVATI	80,000	C	7/17/1997			

ACTIVITY INFORMATION

Date	Result	By	Name
4/7/2025	CHG FM OTHER	7	SB
10/21/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2009	PERMIT VISIT	25	D ERSKINE
6/25/2003	MEAS/EXT INS	615	
2/9/2001	M&L EXTERIOR	610	
6/4/1998	MEAS/EXT INS	602	
7/17/1997	MEAS+INSPCTD	600	
10/9/1995	MEAS+INSPCTD	606	
2/22/1995	MEAS/EXT INS	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	92 3 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:	
CivilDistrict:	
Ratio:	

