

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MUNDT JAYNE
Owner 2:	
Owner 3:	
Street 1:	11 WOODCOCK LANE
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ZUO - HAIREN
Owner 2:	AN - PING
Street 1:	11 WOODCOCK LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 9.2 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2019, having primarily CLAPBOARD Exterior and 2464 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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		0.543		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									19,005						19,000	
101	ONE FAM		6.82		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									47,740						47,700	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9.200	1,374,900		1,109,100	2,484,000
Total Card	9.200	1,374,900		1,109,100	2,484,000
Total Parcel	9.200	1,374,900		1,109,100	2,484,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		1,008.12	/Parcel: 1,008.

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
2025	101	FV	1,298,100	0	9.2	1,078,700	2,376,800		Year End Roll	12/2/2024
2024	101	FV	908,200	0	9.2	1,049,200	1,957,400		Year end	11/9/2023
2023	101	FV	788,600	0	9.2	897,200	1,685,800	1,685,800	Year end	11/3/2022
2022	101	FV	685,900	0	9.2	825,200	1,511,100	1,511,100	Year End Roll	10/19/2021
2021	101	FV	613,700	0	9.2	857,200	1,470,900	1,470,900	Year End Roll	10/15/2020
2020	101	FV	341,100	0	9.2	857,200	1,198,300	1,198,300	Year End Roll	9/26/2019
2019	101	FV	335,500	0	9.2	854,000	1,189,500	1,189,500	Create Final va	6/4/2019
2018	101	FV	335,500	0	9.2	854,000	1,189,500	1,189,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ZUO,HAIREN	72478-51		4/19/2019		1,150,000	No	No		
Maier,Barney	61150-445		2/6/2013	DIVORCE/ESTA	850,000	No	No		
MAIER EMANUEL,	56005-582		12/8/2010	DIVORCE/ESTA	100	No	No		
POLATIN JACOB N	27430-357		6/27/1997	CONVENIENC	99	No	No		
MAIER EMANUEL	27430-355		6/27/1997	CONVENIENC	99	No	No	R	
	9596-35		5/19/1960		47,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/26/2021	R-19-0179	NEW HOME	591,555	O	2/1/2021			Additional fee bec
5/7/2020	R-20-0009	SHEET MT	107,000	O				Sheet metal to duc
10/23/2019	R-19-0179	NEW HOME	2,199,982	O				Demo existing hous
4/24/2014	5725	ROOF	12,850	C				Strip and re-roof
4/12/2013	5373	RENOVATI	50,000	C	5/19/2014			perform general re

ACTIVITY INFORMATION

Date	Result	By	Name
4/19/2024	PERMIT VISIT	605	BOA
9/3/2020	Cnfmdbldgdpt	624	W Coelho
5/19/2014	MEAS/EXT INS	25	D ERSKINE
7/27/2010	MEAS+INSPCTD	618	G BOURGAULT
7/1/2008	MEAS/EXT INS	25	D ERSKINE
3/17/2001	M&L COMPLETE	610	
3/3/1998	MEAS+INSPCTD	600	
11/20/1995	MEAS+INSPCTD	607	
4/26/1995	INSPECTED	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	93 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:	

