Total Card / Total Parcel
APPRAISED: 1,484,100 / 1,484,100
USE VALUE: 1,484,100 / 1,484,100
ASSESSED: 1,484,100 / 1,484,100

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	CUNNINGHAM TR JONATHAN C
Owner 2:	
Owner 3:	7 WOODCOCK LN REALTY TRUST
Street 1:	7 WOODCOCK LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-4501	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 4.07 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1958, having primarily WOOD Exterior and 1810 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.070	374,800	7,500	1,101,800	1,484,100
Total Card	4.070	374,800	7,500	1,101,800	1,484,100
Total Parcel	4.070	374,800	7,500	1,101,800	1,484,100

Source: Market Adj Cost | Total Value per SQ unit /Card: 819.94 | /Parcel: 819.94

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
10/16/18

Parcel ID: 169 42 0

!2285!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	344,300	7000	4.07	1,071,400	1,422,700		Year End Roll	12/2/2024
2024	101	FV	340,200	7000	4.07	1,042,900	1,390,100		Year end	11/9/2023
2023	101	FV	291,600	7000	4.07	890,900	1,189,500	1,189,500	Year end	11/3/2022
2022	101	FV	253,600	10100	4.07	818,900	1,082,600	1,082,600	Year End Roll	10/19/2021
2021	101	FV	237,000	10100	4.07	850,900	1,098,000	1,098,000	Year End Roll	10/15/2020
2020	101	FV	232,800	10100	4.07	850,900	1,093,800	1,093,800	Year End Roll	9/26/2019
2019	101	FV	230,700	10500	4.07	847,700	1,088,900	1,088,900	Create Final va	6/4/2019
2018	101	FV	230,700	10500	4.07	847,700	1,088,900	1,088,900	Year End Roll	9/28/2017

PRINT
Date	Time
09/26/25	18:15:11

LAST REV
Date	Time
10/16/18	15:59:55

apro
PAT ACCT. 2285

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUNNINGHAM ROBE	21354-390		8/14/1991	FAMILY		No	No		

USER DEFINED

Prior Id # 1:	93 4 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:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2009	4178	DEMOLITI	1,500	C				demo and bury pool

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS+INSPCTD	622	K Cuoco
1/12/2009	MEAS/EXT INS	25	D ERSKINE
4/14/2004	MEAS+INSPCTD	600	
2/9/2001	M&L EXTERIOR	610	
11/20/1995	MEAS+INSPCTD	607	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

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		80000		SQUARE FE	PRIME SITE		0	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		1.563		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									54,705						54,700	
101	ONE FAM		0.67		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									4,690						4,700	Wetland

| Total AC/HA: 4.06955 | Total SF/SM: 177270 | Parcel LUC: 101 | ONE FAM | Prime NB Desc RES CAT 5 | Total: 1,101,795 | Spl Credit | Total: 1,101,800 |

EXTERIOR INFORMATION

Field	Value
Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 — Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C+ - AVG. (+)
Year Blt:	1958 — Eff Yr Blt:
Alt LUC:	— Alt %:
Jurisdict:	— Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 — % AC: 0
Solar HW:	NO — Central Vac: NO
% Com Wal	0 — % Sprinkled 0

BATH FEATURES

Field	Value	Rating
Full Bath	2	AVERAGE
A Bath:		
3/4 Bath:		
A 3QBth:		
1/2 Bath:	1	AVERAGE
A HBth:		
OthrFix:	1	AVERAGE

OTHER FEATURES

Field	Value	Rating
Kits:	1	AVERAGE
A Kits:		
Frpl:	2	AVERAGE
WSFlue:		

CONDO INFORMATION

Field	Value
Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Field	Value	%
Phys Cond:	AV - Average	32. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		32 %

CALC SUMMARY

Field	Value
Basic $ / SQ:	167.00
Size Adj.:	1.23270321
Const Adj.:	1.01999998
Adj $ / SQ:	209.979
Other Features:	46500
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	551146
Depreciation:	176367
Depreciated Total:	374780

COMMENTS

1995 OFFICE ABOVE GAR heat no water .

RESIDENTIAL GRID

1st Res Grid		Desc:	Line 1			# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6			BRs: 3			Baths: 2			HB 1		

REMODELING

Field	Value
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
		Totals	
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value	Field	Value
WtAv$/SQ:		AvRate:	Ind.Val 1299370.081
Juris. Factor:		Before Depr:	230.98
Special Features:	0	Val/Su Net:	150.82
Final Total:	374800	Val/Su SzAd	301.53

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,243	209.980	261,003
LLV	LOWR LEVEL	756	223.100	168,665
BMT	BASEMENT	432	52.490	22,678
WDK	WOOD DECK	54	40.660	2,196

Net Sketched Area:	2,485	Total:	454,542
Size Ad	1243	Gross Area	2485	FinArea	1810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75	A	0

IMAGE

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID	169 42 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	GARAGE/L	D	Y	1	22X23	A	AV	1986	29.96	T	54	101			7,000			7,000
2	SHED/FR	D	Y	1	8x10	A	AV	2000	16.05	T	60	101			500			500

More: N	Total Yard Items:	7,500	Total Special Featues:		Total:	7,500