

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FROST RAINER L
Owner 2:	FROST MARTHA D
Owner 3:	
Street 1:	14 WOODCOCK LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MOSS LEONARD G -
Owner 2:	MOSS FRANCES S -
Street 1:	C/O PHILIP MOSS
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 3.14 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1957, having primarily CLAPBOARD Exterior and 2328 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 7 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

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		0.053		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									1,855						1,900	
101	ONE FAM		1.25		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									8,750						8,800	Wetland

Total AC/HA:	3.13955	Total SF/SM:	136759	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,053,005	SpI Credit		Total:	1,053,100
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.140	327,300	4,300	1,053,100	1,384,700
Total Card 3.140 327,300 4,300 1,053,100 1,384,700					
Total Parcel 3.140 327,300 4,300 1,053,100 1,384,700					
Source: Market Adj Cost		Total Value per SQ unit /Card:		594.80	/Parcel: 594.80

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	301,400	4000	3.14	1,022,700	1,328,100		Year End Roll	12/2/2024
2024	101	FV	293,900	4000	3.14	1,001,100	1,299,000		Year end	11/9/2023
2023	101	FV	269,600	4000	3.14	849,100	1,122,700	1,122,700	Year end	11/3/2022
2022	101	FV	235,400	5100	3.14	777,100	1,017,600	1,017,600	Year End Roll	10/19/2021
2021	101	FV	220,000	5100	3.14	809,100	1,034,200	1,034,200	Year End Roll	10/15/2020
2020	101	FV	218,000	5100	3.14	809,100	1,032,200	1,032,200	Year End Roll	9/26/2019
2019	101	FV	175,300	5100	3.14	805,900	986,300	986,300	Create Final va	6/4/2019
2018	101	FV	175,300	5100	3.14	805,900	986,300	986,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOSS LEONARD G,	57762-509		10/31/2011	DIVORCE/ESTA	720,000	No	No		
	8838-365		10/19/1956		3,000	No	No		

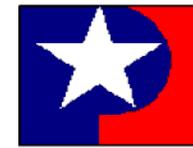
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/7/2025	P-25-0015		25,000	C				
2/6/2025	169 - 41	KITCHEN	4,000	C				
2/3/2025	P-25-0013	KITCHEN	6,000	C				
4/27/2022	R-22-0082	WEATHERI	2,000	C	5/3/2022			Weatherization & a
4/7/2017	6712	RENO-ADD	179,000	C				Extend 1st floor f
8/1/2012	5115	MANUAL	500	C				sheet metal permit
6/27/2012	5081	WDK	2,800	C	10/3/2012			amend permit #5023
4/24/2012	5023	ADDITION	40,000	C	10/3/2012			add 2x26 end of ho

ACTIVITY INFORMATION

Date	Result	By	Name
1/30/2019	PERMIT VISIT	622	K Cuoco
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2012	SALES INSP	618	G BOURGAULT
2/9/2001	M&L EXTERIOR	610	
10/10/1995	MEAS+INSPCTD	607	
8/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	93 5 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:	

!2286!

PRINT

Date	Time
09/26/25	18:15:21

LAST REV

Date	Time
06/13/25	14:50:30

apro 2286

