



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PANTAZELOS TR HYTHO H
Owner 2:	HYTHO PANTAZELOS REVOCABLE TR
Owner 3:	
Street 1:	12 WOODCOCK LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4513 Type:

**PREVIOUS OWNER**

Owner 1:	PANTAZELOS - PETER G
Owner 2:	PANTAZELOS - HYTHO H
Street 1:	12 WOODCOCK LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4513

**NARRATIVE DESCRIPTION**

This parcel contains 4.18 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily CLAPBOARD Exterior and 5231 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 13 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		0.343		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									12,005						12,000	
101	ONE FAM		2		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									14,000						14,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.180	1,372,300	11,800	1,068,400	2,452,500
<b>Total Card</b>					
<b>Total Parcel</b>					
Source: Market Adj Cost		Total Value per SQ Unit /Card: 468.87		/Parcel: 468.87	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,245,000	11000	4.18	1,038,000	2,294,000		Year End Roll	12/2/2024
2024	101	FV	1,230,500	11000	4.18	1,014,300	2,255,800		Year end	11/9/2023
2023	101	FV	1,056,200	11000	4.18	862,300	1,929,500	1,929,500	Year end	11/3/2022
2022	101	FV	893,700	16000	4.18	790,300	1,700,000	1,700,000	Year End Roll	10/19/2021
2021	101	FV	820,700	16000	4.18	822,300	1,659,000	1,659,000	Year End Roll	10/15/2020
2020	101	FV	806,100	16000	4.18	822,300	1,644,400	1,644,400	Year End Roll	9/26/2019
2019	101	FV	763,900	16000	4.18	819,100	1,599,000	1,599,000	Create Final va	6/4/2019
2018	101	FV	763,900	16000	4.18	819,100	1,599,000	1,599,000	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PANTAZELOS,PETE	82896-471		6/17/2024	CONVENIENC	10	No	No		
WHITNEY HALEY	12096-519		10/19/1971		76,500	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2025	MEC-25-17		17,000	C				
6/28/2022	R-22-0149	KITCHEN	155,500	C				Repair damaged wat
11/17/2011	4934	MANUAL	29,000	C				replace oil boiler

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/16/2017	MEAS/EXT INS	4	JG
7/1/2008	MEAS+INSPECTD	25	D ERSKINE
8/18/2001	ENTRY DENIED	615	
11/20/1995	MEAS+INSPECTD	607	
1/6/1994	FIELDREV CHG	600	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

