



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
222		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	WOODINGTON MARY L
Owner 2:	WOODINGTON WALTER GORDON
Owner 3:	WOODINGTON WALTER GORDON JR
Street 1:	222 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

PREVIOUS OWNER

Owner 1:	WOODINGTON MARY L -
Owner 2:	-
Street 1:	222 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

NARRATIVE DESCRIPTION

This Parcel contains 1.22 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1949, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		53143		SQUARE FE	PRIME SITE		0	6.14	1.354	R2									441,729						441,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	144,300		1.220	441,700	586,000
Total Card	144,300		1.220	441,700	586,000
Total Parcel	144,300		1.220	441,700	586,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		272.81	/Parcel: 272.81

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	144,300	0	1.22	441,700	586,000	586,000	Year End Roll	9/28/2017
2017	101	FV	140,400	0	1.22	428,800	569,200	569,200	Year End Roll	9/29/2016
2016	101	FV	137,900	0	1.22	428,800	566,700	566,700	Year End Roll	1/14/2016
2015	101	FV	136,600	0	1.22	363,300	499,900	499,900	Year End	10/2/2014
2014	101	FV	127,600	0	1.22	325,900	453,500	453,500	Year End Roll	1/23/2014
2013	101	FV	125,100	0	1.22	316,500	441,600	441,600	Year End Roll	10/25/2012
2012	101	FV	127,600	0	1.22	395,700	523,300	523,300	Year End	1/26/2012
2011	101	FV	130,200	0	1.22	402,200	532,400	532,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WOODINGTON MARY	36491-120		9/24/2002	CONVENIENC		0	No	No		LIFE ESTATE
WOODINGTON W GO	19587-371		1/11/1989	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
12/9/2004	M&L COMPLETE	615	D VELUTTI
12/27/1995	MEAS+INSPCTD	606	J SMITH
5/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	6	- STUCCO
Sec Wall:		%
Roof Struct:	2	- HIP
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**BATH FEATURES**

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

**COMMENTS**

NEW FURNACE 1995

**GENERAL INFORMATION**

Grade:	C	- AVERAGE	
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact:	
Const Mod:			
Lump Sum Adj:			

**OTHER FEATURES**

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**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:	RM:	7	BR:	3	Bath:	1	HB:	1				

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:	1	- DRYWALL	50%
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

**DEPRECIATION**

Phys Cond:	FR	- Fair	47%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			47%

**REMODELING**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals:	

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

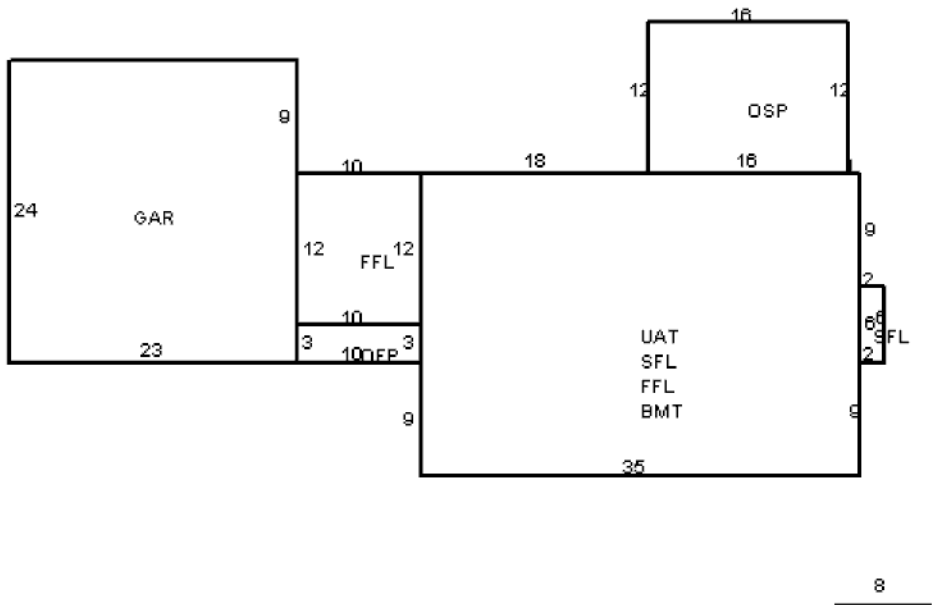
**CALC SUMMARY**

Basic \$ / SQ:	88.00
Size Adj.:	1.08112586
Const Adj.:	0.99970198
Adj \$ / SQ:	95.111
Other Features:	35250
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	272179
Depreciation:	127924
Depreciated Total:	144255

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 529636.7793
Juris. Factor:		Val/Su Fin:	67.18	
Special Features:	0	Val/Su Net:	40.63	
Final Total:	144300	Val/Su SzAd:	79.64	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	960	95.110	91,306	
SFL	2ND FLOOR	852	95.110	81,034	
BMT	BASEMENT	840	33.290	27,963	
GAR	GARAGE	552	36.000	19,872	
OSP	SCRN PORCH	192	22.500	4,320	
UAT	UNF ATTIC	126	95.110	11,984	
OPF	OPEN PORCH	30	15.000	450	
Net Sketched Area:		3,552	Total:	236,929	
Size Ad	1812	Gross Area	4266	FinArea	2148

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	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	

**PARCEL ID** 173 18 0

More: N	Total Yard Items:	Total Special Features:	Total:
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**IMAGE**



*AssessPro* Patriot Properties, Inc