



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HATSOPOULOS TR JOHN N
Owner 2:	HATSOPOULOS TR PATRICIA L
Owner 3:	THREE WOODCOCK LN 2011 REALTY
Street 1:	3 WOODCOCK LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4501 Type:

PREVIOUS OWNER

Owner 1:	HATSOPOULOS JOHN N -
Owner 2:	HATSOPOULOS PATRICIA L -
Street 1:	3 WOODCOCK LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4501

NARRATIVE DESCRIPTION

This Parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1964, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									37,890						37,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	619,800	254,900	3.100	834,700	1,709,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 217.81						/Parcel: 217.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,239,500	254900	3.1	834,700	2,329,100	2,329,100	Year End Roll	9/28/2017
2017	101	FV	1,108,500	254900	3.1	834,700	2,198,100	2,198,100	Year End Roll	9/29/2016
2016	101	FV	1,071,300	254900	3.1	782,700	2,108,900	2,108,900	Year End Roll	1/14/2016
2015	101	FV	1,040,500	254900	3.1	727,500	2,022,900	2,022,900	Year End	10/2/2014
2014	101	FV	958,500	254900	3.1	717,900	1,931,300	1,931,300	Year End Roll	1/23/2014
2013	101	FV	960,800	263200	3.1	697,900	1,921,900	1,921,900	Year End Roll	10/25/2012
2012	101	FV	958,900	263200	3.1	717,900	1,940,000	1,940,000	Year End	1/26/2012
2011	101	FV	979,300	263200	3.1	764,300	2,006,800	2,006,800	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HATSOPOULOS JOH	58211-295		1/3/2012			1	No	No		
HATSOPOULOS GEO	12955-649		3/25/1976	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/25/2018	7113	ROOF	42,350	C				Replace roof cover
5/30/2008	3953	GREENHOU	150,000	C	5/28/2009			consturct free sta
5/14/2008	3944	SHED		C	5/28/2009			12' x 12' shed on
4/4/2003	2672	MANUAL	45,000	C	6/25/2003			rep wind & slider
4/15/1998	1384	GREENHOU	40,000	C	6/4/1998			100% 6/4/98
1/17/1997	1120-97	RENOVATI	80,000	C	7/17/1997			
12/6/1996	1096-96	RENO-ADD	25,000	C	7/17/1997			
5/21/1996	951-96	GREENHOU	15,000	C	7/17/1997			
6/16/1994	497-94	GREENHOU	10,000	C	2/22/1995			
10/21/1993	374	GREENHOU	20,000	C	12/20/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	MEAS/EXT INS	621	N Cramer
10/21/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2009	PERMIT VISIT	25	D ERSKINE
6/25/2003	MEAS/EXT INS	615	D VELUTTI
2/9/2001	M&L EXTERIOR	610	M FLYNN
6/4/1998	MEAS/EXT INS	602	D TUCKER
7/17/1997	MEAS+INSPCTD	600	PA
10/9/1995	MEAS+INSPCTD	606	J SMITH
2/22/1995	MEAS/EXT INS	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

