



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

|           |                            |
|-----------|----------------------------|
| 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(n) CONTEMPORARY Building Built about 1958, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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: |      |             |     | Topo    |      |        |
| D          |      |             |     | Street  | 1    | PAVED  |
| s          |      |             |     | 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     |          | 80000       |                    | SQUARE FE | PRIME SITE  |           | 0          | 9.96       | 1.000 | R5    |             |           |        |   |        |   |        |   | 796,800         |           |   |           |        |      | 796,800   |         |
| 101      | ONE FAM     |          | 1.563       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R5    |             |           |        |   |        |   |        |   | 46,890          |           |   |           |        |      | 46,900    |         |
| 101      | ONE FAM     |          | 0.67        |                    | ACRES     | UNDEV       | 0.2       | 0          | 30,000.    | 0.200 | R5    |             |           |        |   |        |   |        |   | 4,020           |           |   |           |        |      | 4,000     | Wetland |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                              | Building Value | Yard Items | Land Size | Land Value | Total Value | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101                                   | 230,700        | 10,500     | 4.070     | 847,700    | 1,088,900   |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 601.60 |                |            |           |            |             | /Parcel: 601.60   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes         | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|---------------|------------|
| 2018   | 101 | FV  | 230,700    | 10500     | 4.07      | 847,700    | 1,088,900   | 1,088,900     | Year End Roll | 9/28/2017  |
| 2017   | 101 | FV  | 226,400    | 10500     | 4.07      | 847,700    | 1,084,600   | 1,084,600     | Year End Roll | 9/29/2016  |
| 2016   | 101 | FV  | 224,300    | 10500     | 4.07      | 795,700    | 1,030,500   | 1,030,500     | Year End Roll | 1/14/2016  |
| 2015   | 101 | FV  | 217,900    | 10500     | 4.07      | 740,500    | 968,900     | 968,900       | Year End      | 10/2/2014  |
| 2014   | 101 | FV  | 201,000    | 10500     | 4.07      | 730,900    | 942,400     | 942,400       | Year End Roll | 1/23/2014  |
| 2013   | 101 | FV  | 196,800    | 10500     | 4.07      | 710,900    | 918,200     | 918,200       | Year End Roll | 10/25/2012 |
| 2012   | 101 | FV  | 208,600    | 10500     | 4.07      | 730,900    | 950,000     | 950,000       | Year End      | 1/26/2012  |
| 2011   | 101 | FV  | 213,200    | 10500     | 4.07      | 777,300    | 1,001,000   | 1,001,000     | Year End      | 2/10/2011  |

**SALES INFORMATION**

| Grantor         | Legal Ref | Type | Date      | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|-----------|------------|---|-----|-------|-----------------|-------|
| CUNNINGHAM ROBE | 21354-390 |      | 8/14/1991 | FAMILY    |            | 0 | No  | No    |                 |       |

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name       |
|------------|--------------|-----|------------|
| 1/12/2009  | MEAS/EXT INS | 25  | D ERSKINE  |
| 4/14/2004  | MEAS+INSPCTD | 600 | PA         |
| 2/9/2001   | M&L EXTERIOR | 610 | M FLYNN    |
| 11/20/1995 | MEAS+INSPCTD | 607 | D KEARLY   |
| 2/1/1986   | INSPECTED    | 601 | PAUL MARSH |

Sign: VERIFICATION OF VISIT NOT DATA

|              |         |              |           |             |             |               |           |        |         |            |  |        |         |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|
| Total AC/HA: | 4.06955 | Total SF/SM: | 177269.59 | Parcel LUC: | 101 ONE FAM | Prime NB Desc | RES CAT 5 | Total: | 847,710 | SpI Credit |  | Total: | 847,700 |
|--------------|---------|--------------|-----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

### EXTERIOR INFORMATION

|               |                  |
|---------------|------------------|
| 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

|               |               |
|---------------|---------------|
| Grade:        | C+ - AVG. (+) |
| Year Blt:     | 1958          |
| Alt LUC:      |               |
| Jurisdict:    |               |
| Const Mod:    |               |
| Lump Sum Adj: |               |

### INTERIOR INFORMATION

|               |              |
|---------------|--------------|
| Avg Ht/FL:    | STD          |
| Prim Int Wal: | 2 - PLASTER  |
| Sec Int Wall: | %            |
| 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:  | 1 - FORCED H/A |
| # Heat Sys: | 1              |
| % Heated:   | 100            |
| Solar HW:   | NO             |
| % Com Wal:  | 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 | 28.00      | T   | 34.5 | 101 |      |       | 9,300      |      |       | 9,300        |
| 2    | SHED/FR     | D | Y   | 1   | 80       | A    | AV  | 1958 | 15.00      | T   | 70   | 101 |      |       | 400        |      |       | 400          |
| 2    | SHED/FR     | D | Y   | 1   | 8x10     | A    | AV  | 2000 | 15.00      | T   | 30   | 101 |      |       | 800        |      |       | 800          |

More: N

|                   |        |
|-------------------|--------|
| Total Yard Items: | 10,500 |
|-------------------|--------|

### BATH FEATURES

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

### OTHER FEATURES

|         |   |         |         |
|---------|---|---------|---------|
| Kits:   | 1 | Rating: | AVERAGE |
| A Kits: |   | Rating: |         |
| Frp1:   | 2 | Rating: | AVERAGE |
| WSFlue: |   | Rating: |         |

### CONDO INFORMATION

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

### DEPRECIATION

|             |              |       |
|-------------|--------------|-------|
| Phys Cond:  | AV - Average | 30.%  |
| Functional: |              | %     |
| Economic:   |              | %     |
| Special:    |              | %     |
| Override:   |              | %     |
| Total:      |              | 30.2% |

### CALC SUMMARY

|                    |            |
|--------------------|------------|
| Basic \$ / SQ:     | 91.00      |
| Size Adj.:         | 1.23270321 |
| Const Adj.:        | 1.01999998 |
| Adj \$ / SQ:       | 114.420    |
| Other Features:    | 46500      |
| Grade Factor:      | 1.12       |
| Neighborhood Inf:  | 1.00000000 |
| LUC Factor:        | 1.00       |
| Adj Total:         | 330445     |
| Depreciation:      | 99794      |
| Depreciated Total: | 230651     |

### 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       | RM:                             | 6      | BR:     | 3 |
|              | Baths:                          | 2      | HB:     | 1 |

### REMODELING

|            |  |
|------------|--|
| Exterior:  |  |
| Interior:  |  |
| Additions: |  |
| Kitchen:   |  |
| Baths:     |  |
| Plumbing:  |  |
| Electric:  |  |
| Heating:   |  |
| General:   |  |

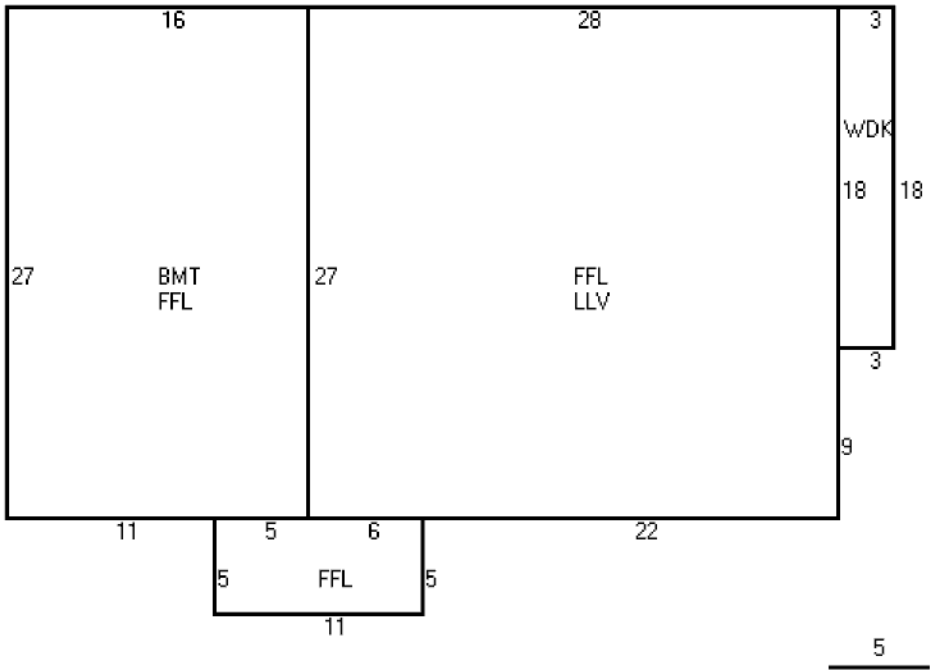
### RES BREAKDOWN

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

### COMPARABLE SALES

| Rate              | Parcel ID | Typ          | Date    | Sale Price  |
|-------------------|-----------|--------------|---------|-------------|
|                   |           |              |         |             |
| WtAv\$/SQ:        |           | AvRate:      | Ind.Val | 1299370.081 |
| Juris. Factor:    |           | Val/Su Fin:  |         | 127.46      |
| Special Features: | 0         | Val/Su Net:  |         | 92.84       |
| Final Total:      | 230700    | Val/Su SzAd: |         | 185.60      |

### SKETCH



### SUB AREA

| Code               | Description | Area - SQ  | Rate - AV | Undepr Value |      |
|--------------------|-------------|------------|-----------|--------------|------|
| FFL                | 1ST FLOOR   | 1,243      | 114.420   | 142,223      |      |
| LLV                | LOWR LEVEL  | 756        | 121.570   | 91,907       |      |
| BMT                | BASEMENT    | 432        | 28.600    | 12,357       |      |
| WDK                | WOOD DECK   | 54         | 38.000    | 2,052        |      |
| Net Sketched Area: |             | 2,485      | Total:    | 248,539      |      |
| 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



AssessPro Patriot Properties, Inc

### PARCEL ID

|          |
|----------|
| 169 42 0 |
|----------|

| Appr Value | JCod | JFact | Juris. Value |
|------------|------|-------|--------------|
| 9,300      |      |       | 9,300        |
| 400        |      |       | 400          |
| 800        |      |       | 800          |

|        |        |
|--------|--------|
| Total: | 10,500 |
|--------|--------|