



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(n) RANCH Building Built about 1957, Having Primarily CLAPBOARD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:						
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		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									1,590						1,600	
101	ONE FAM		1.25		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									7,500						7,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	175,300	5,100	3.140	805,900	986,300		0
							GIS Ref
							GIS Ref
							Insp Date
							06/17/13
Total Card	175,300	5,100	3.140	805,900	986,300	Entered Lot Size	
Total Parcel	175,300	5,100	3.140	805,900	986,300	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		487.78	/Parcel:	487.78	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	175,300	5100	3.14	805,900	986,300	986,300	Year End Roll	9/28/2017
2017	101	FV	173,500	5100	3.14	805,900	984,500	984,500	Year End Roll	9/29/2016
2016	101	FV	171,700	5100	3.14	753,900	930,700	930,700	Year End Roll	1/14/2016
2015	101	FV	168,100	5100	3.14	698,700	871,900	871,900	Year End	10/2/2014
2014	101	FV	160,900	5100	3.14	689,100	855,100	855,100	Year End Roll	1/23/2014
2013	101	FV	170,200	2700	3.14	669,100	842,000	842,000	Year End Roll	10/25/2012
2012	101	FV	170,200	2700	3.14	689,100	862,000	862,000	Year End	1/26/2012
2011	101	FV	173,800	2700	3.14	735,500	912,000	912,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOSS LEONARD G,	57762-509		10/31/2011	DIVORCE/ESTA	720000	No	No			
	8838-365		10/19/1956		3000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/7/2017	6712	RENO-ADD	179,000	O				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
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2012	SALES INSP	618	G BOURGAULT
2/9/2001	M&L EXTERIOR	610	M FLYNN
10/10/1995	MEAS+INSPCTD	607	D KEARLY
8/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

