



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PANTAZELOS PETER G
Owner 2:	PANTAZELOS HYTHO H
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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 4.18 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 13 Rooms, and 4 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		0.343		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									10,290						10,300	
101	ONE FAM		2		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									12,000						12,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	763,900	16,000	4.180	819,100	1,599,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 305.70						/Parcel: 305.70	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	763,900	16000	4.18	819,100	1,599,000	1,599,000	Year End Roll	9/28/2017
2017	101	FV	751,200	16000	4.18	819,100	1,586,300	1,586,300	Year End Roll	9/29/2016
2016	101	FV	729,700	16000	4.18	767,100	1,512,800	1,512,800	Year End Roll	1/14/2016
2015	101	FV	709,100	16000	4.18	711,900	1,437,000	1,437,000	Year End	10/2/2014
2014	101	FV	654,400	16000	4.18	702,300	1,372,700	1,372,700	Year End Roll	1/23/2014
2013	101	FV	640,700	16000	4.18	682,300	1,339,000	1,339,000	Year End Roll	10/25/2012
2012	101	FV	694,700	16000	4.18	702,300	1,413,000	1,413,000	Year End	1/26/2012
2011	101	FV	733,500	16000	4.18	748,700	1,498,200	1,498,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITNEY HALEY	12096-519		10/19/1971		76500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
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+INSPCTD	25	D ERSKINE
8/18/2001	ENTRY DENIED	615	D VELUTTI
11/20/1995	MEAS+INSPCTD	607	D KEARLY
1/6/1994	FIELDREV CHG	600	PA
2/1/1986	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 4.17955	Total SF/SM: 182061.20	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 5	Total: 819,090	Spl Credit	Total: 819,100
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