173	18	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 608,700
Map	Lot	Sublot	Building	Unit	CARD	!61!

Town Of Lincoln

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	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	151,900		1.220	456,800	608,700
Total Card	151,900		1.220	456,800	608,700
Total Parcel	151,900		1.220	456,800	608,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 283.38 | /Parcel: 283.38

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	02/27/18

PREVIOUS ASSESSMENT

Parcel ID: 173 18 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	144,300	0	1.22	441,700	586,000	586,000	Create Final value 2019	6/4/2019
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

PRINT

Date	Time
09/30/19	15:57:03

LAST REV

Date	Time
05/21/19	15:04:39
blakeley	
61	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

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			

USER DEFINED

Prior Id # 1:	101 20 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/15/2018	7229	ROOF	10,000	C				Strip & re-roof dw

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	
12/27/1995	MEAS+INSPCTD	606	
5/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

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 Influ	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	6.35	1.354	R2									456,837						456,800	

Total AC/HA:	1.22000	Total SF/SM:	53143.20	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	456,837	Spl Credit		Total:	456,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

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:			

GENERAL INFORMATION

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

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

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

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:	

DEPRECIATION

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

CALC SUMMARY

Basic $ / SQ:	94.00
Size Adj.:	1.08112586
Const Adj.:	0.99970198
Adj $ / SQ:	101.596
Other Features:	35250
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	286653
Depreciation:	134727
Depreciated Total:	151926

COMMENTS

NEW FURNACE 1995 .

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	RMs:	7	BRs:	3	Baths:	1	HB	1

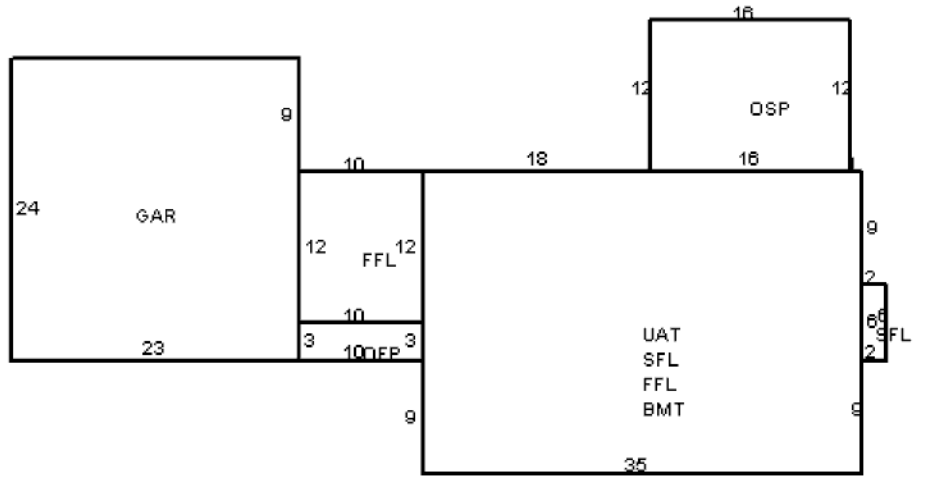
REMODELING

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

RES BREAKDOWN

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

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	960	101.600	97,532
SFL	2ND FLOOR	852	101.600	86,559
BMT	BASEMENT	840	35.560	29,869
GAR	GARAGE	552	36.000	19,872
OSP	SCRN PORCH	192	22.500	4,320
UAT	UNF ATTIC	126	101.600	12,801
OFP	OPEN PORCH	30	15.000	450
	Net Sketched Area:	3,552	Total:	251,403
Size Ad	1812	Gross Area	4266	FinArea 2148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	529636.7793

Juris. Factor:		Val/Su Fin:	70.72
Special Features:	0	Val/Su Net:	42.76
Final Total:	151900	Val/Su SzAd	83.83

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

173 18 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

More:	N	Total Yard Items:		Total Special Featues:		Total:	