



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOUKUP MARK A
Owner 2:	SOUKUP KIMBERLY ANN
Owner 3:	
Street 1:	6 WOODCOCK LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	ALTHAUSEN ALEX F -
Owner 2:	ALTHAUSEN EMILY DL -
Street 1:	6 WOODCOCK LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4513

NARRATIVE DESCRIPTION

This Parcel contains 3.58 ACRES of land mainly classified as ONE FAM with a(n) ECLECTIC Building Built about 2008, Having Primarily WOOD SHING Exterior and WOODSHINGL Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
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 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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.743		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									52,290						52,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,624,100		3.580	852,300	2,476,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 399.32						/Parcel: 399.32	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,647,400	0	3.58	849,100	2,496,500	2,496,500	Create Final value 2019	6/4/2019
2018	101	FV	1,647,400	0	3.58	849,100	2,496,500	2,496,500	Year End Roll	9/28/2017
2017	101	FV	1,554,500	0	3.58	849,100	2,403,600	2,403,600	Year End Roll	9/29/2016
2016	101	FV	1,542,900	0	3.58	797,100	2,340,000	2,340,000	Year End Roll	1/14/2016
2015	101	FV	1,526,600	0	3.58	741,900	2,268,500	2,268,500	Year End	10/2/2014
2014	101	FV	1,494,200	0	3.58	732,300	2,226,500	2,226,500	Year End Roll	1/23/2014
2013	101	FV	1,461,700	0	3.58	712,300	2,174,000	2,174,000	Year End Roll	10/25/2012
2012	101	FV	1,591,600	0	3.58	732,300	2,323,900	2,323,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ALTHAUSEN ALEX	49166-211		3/23/2007		1220000	No	No			
LANDRY CHRISTOP	13023-461		7/26/1976		120000	No	No			

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
7/21/2008	4002	NEW HOME	1,519,000	C	7/23/2010			
7/1/2008	3984	DEMOLITI		C	5/28/2009			
4/4/1996	918-96	MANUAL	10,000	C	6/24/1996		BATH	

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	MEAS/EXT INS	25	D ERSKINE
5/28/2009	MEAS+INSPCTD	25	D ERSKINE
2/17/2001	M&L COMPLETE	613	
10/9/1995	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	3.57955	Total SF/SM:	155925.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	852,290	Spl Credit		Total:	852,300
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