

Town Of Lincoln



Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
12		WOODS END RD, LINCOLN

OWNERSHIP

Owner 1:	BROWER HOWARD S		
Owner 2:			
Owner 3:			
Street 1:	12 WOODS END RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3102		Type:

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 4.297 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1973, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 2 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		1.39		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									41,700						41,700	
101	ONE FAM		1.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									6,360						6,400	Access
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									60						100	Wetland

Total AC/HA:	4.29655	Total SF/SM:	187157.70	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	712,120	Spl Credit	Total:	712,200
--------------	---------	--------------	-----------	-------------	-----	---------	---------------	-----------	--------	---------	------------	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	637,600	2,000	4.297	712,200	1,351,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		334.36	/Parcel:	334.36	Insp Date
						Land Unit Type:	04/13/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	604,500	2000	4.297	694,600	1,301,100	1,301,100	Create Final value 2019	6/4/2019
2018	101	FV	606,600	2000	4.297	694,600	1,303,200	1,303,200	Year End Roll	9/28/2017
2017	101	FV	596,200	2000	4.297	688,200	1,286,400	1,286,400	Year End Roll	9/29/2016
2016	101	FV	579,500	2000	4.297	669,800	1,251,300	1,251,300	Year End Roll	1/14/2016
2015	101	FV	564,200	2000	4.297	623,400	1,189,600	1,189,600	Year End	10/2/2014
2014	101	FV	523,600	2000	4.297	584,200	1,109,800	1,109,800	Year End Roll	1/23/2014
2013	101	FV	513,400	2000	4.07	561,400	1,076,800	1,076,800	Year End Roll	10/25/2012
2012	101	FV	513,400	2000	4.07	743,400	1,258,800	1,258,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROWER, HOWARD	24426-555		4/5/1994	FAMILY		0	No	No		
SCOTT NEELY	13605-523		12/14/1978		205000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
4/13/2018	MEAS/EXT INS	622	K Cuoco
12/2/2008	MEAS/EXT INS	25	D ERSKINE
12/9/2004	MEAS/EXT INS	615	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	62 6 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:	

PRINT

Date	Time
09/30/19	19:42:44

LAST REV

Date	Time
04/24/18	14:00:25

apro
 1777

