



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HATSOPOULOS TR JOHN N
Owner 2:	HATSOPOULOS TR PATRICIA L
Owner 3:	THREE WOODCOCK LN 2011 REALTY
Street 1:	3 WOODCOCK LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4501 Type:

**PREVIOUS OWNER**

Owner 1:	HATSOPOULOS JOHN N -
Owner 2:	HATSOPOULOS PATRICIA L -
Street 1:	3 WOODCOCK LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-4501

**NARRATIVE DESCRIPTION**

This Parcel contains 3.1 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1964, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 14 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
				t		
				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		1.263		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									37,890						37,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	611,700	254,900	3.100	837,900	1,704,500
Total Card	611,700	254,900	3.100	837,900	1,704,500
Total Parcel	611,700	254,900	3.100	837,900	1,704,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:	217.19	/Parcel:	217.19

Legal Description
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date

08/16/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	619,800	254900	3.1	834,700	1,709,400	1,709,400	Create Final value 2019	6/4/2019
2018	101	FV	1,239,500	254900	3.1	834,700	2,329,100	2,329,100	Year End Roll	9/28/2017
2017	101	FV	1,108,500	254900	3.1	834,700	2,198,100	2,198,100	Year End Roll	9/29/2016
2016	101	FV	1,071,300	254900	3.1	782,700	2,108,900	2,108,900	Year End Roll	1/14/2016
2015	101	FV	1,040,500	254900	3.1	727,500	2,022,900	2,022,900	Year End	10/2/2014
2014	101	FV	958,500	254900	3.1	717,900	1,931,300	1,931,300	Year End Roll	1/23/2014
2013	101	FV	960,800	263200	3.1	697,900	1,921,900	1,921,900	Year End Roll	10/25/2012
2012	101	FV	958,900	263200	3.1	717,900	1,940,000	1,940,000	Year End	1/26/2012

**Parcel ID** 169 43 0

**PRINT**

Date	Time
09/30/19	21:26:39

**LAST REV**

Date	Time
06/27/19	12:11:26

apro  
2274

**SALES INFORMATION**

**TAX DISTRICT**

**PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HATSOPOULOS JOH	58211-295		1/3/2012			1	No	No		
HATSOPOULOS GEO	12955-649		3/25/1976	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/15/2019	SH-19-0005	SHEET MT	10,000	C				Sheet metal work t
12/21/2018	7287	RENOVATI	344,133	C	6/6/2019			Replace drywall, f
6/25/2018	7113	ROOF	42,350	C				Replace roof cover
5/30/2008	3953	GREENHOU	150,000	C	5/28/2009			consturct free sta
5/14/2008	3944	SHED		C	5/28/2009			12' x 12' shed on
4/4/2003	2672	MANUAL	45,000	C	6/25/2003			rep wind & slider
4/15/1998	1384	GREENHOU	40,000	C	6/4/1998			100% 6/4/98
11/17/1997	1120-97	RENOVATI	80,000	C	7/17/1997			
12/6/1996	1096-96	RENO-ADD	25,000	C	7/17/1997			
5/21/1996	951-96	GREENHOU	15,000	C	7/17/1997			

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/16/2018	MEAS/EXT INS	621	N Cramer
10/21/2011	MEAS/EXT INS	25	D ERSKINE
5/28/2009	PERMIT VISIT	25	D ERSKINE
6/25/2003	MEAS/EXT INS	615	
2/9/2001	M&L EXTERIOR	610	
6/4/1998	MEAS/EXT INS	602	
7/17/1997	MEAS+INSPCTD	600	
10/9/1995	MEAS+INSPCTD	606	
2/22/1995	MEAS/EXT INS	601	

**Sign:** VERIFICATION OF VISIT NOT DATA \_/ \_/ \_

