



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MUNDT JAYNE
Owner 2:	
Owner 3:	
Street 1:	11 WOODCOCK LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	ZUO - HAIREN
Owner 2:	AN - PING
Street 1:	11 WOODCOCK LN
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 9.2 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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:						
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 Infl	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		0.543		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									16,290						16,300	
101	ONE FAM		6.82		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									40,920						40,900	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	341,100		9.200	857,200	1,198,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 387.60						/Parcel: 387.60	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	335,500	0	9.2	854,000	1,189,500	1,189,500	Create Final value 2019	6/4/2019
2018	101	FV	335,500	0	9.2	854,000	1,189,500	1,189,500	Year End Roll	9/28/2017
2017	101	FV	329,600	0	9.2	854,000	1,183,600	1,183,600	Year End Roll	9/29/2016
2016	101	FV	326,700	0	9.2	802,000	1,128,700	1,128,700	Year End Roll	1/14/2016
2015	101	FV	318,000	0	9.2	746,800	1,064,800	1,064,800	Year End	10/2/2014
2014	101	FV	237,900	1000	9.2	737,200	976,100	976,100	Year End Roll	1/23/2014
2013	101	FV	233,200	1000	9.2	717,200	951,400	951,400	Year End Roll	10/25/2012
2012	101	FV	242,700	1000	9.6	739,600	983,300	983,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ZUO,HAIREN	72478-51		4/19/2019		1150000	No	No			
Maier,Barney	61150-445		2/6/2013	DIVORCE/ESTA	850000	No	No			
MAIER EMANUEL,	56005-582		12/8/2010	DIVORCE/ESTA	100	No	No			
POLATIN JACOB N	27430-357		6/27/1997	CONVENIENC	99	No	No			
MAIER EMANUEL	27430-355		6/27/1997	CONVENIENC	99	No	No		R	
	9596-35		5/19/1960		47000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/24/2014	5725	ROOF	12,850	C				Strip and re-roof
4/12/2013	5373	RENOVATI	50,000	C	5/19/2014			perform general re

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
7/27/2010	MEAS+INSPCTD	618	G BOURGAULT
7/1/2008	MEAS/EXT INS	25	D ERSKINE
3/17/2001	M&L COMPLETE	610	
3/3/1998	MEAS+INSPCTD	600	
11/20/1995	MEAS+INSPCTD	607	
4/26/1995	INSPECTED	600	
7/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	B-	- GOOD (-)
Year Blt:	1957	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact:
Const Mod:		
Lump Sum Adj:		

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		
Partition:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		
Bsmnt Flr:		
Bsmnt Gar:	2	
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	1	- OIL
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 0
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

Full Bath:	2	Rating: AVERAGE
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: AVERAGE
A HBth:		Rating:
OthrFix:	1	Rating: AVERAGE

**BATH FEATURES**

Kits:	1	Rating: AVERAGE
A Kits:		Rating:
Frpl:	1	Rating: AVERAGE
WSFlue:		Rating:

**OTHER FEATURES**

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

**CONDO INFORMATION**

Phys Cond:	AV	- Average	30.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			30.4%

**DEPRECIATION**

Basic \$ / SQ:	92.00
Size Adj.:	0.99570024
Const Adj.:	1.00979996
Adj \$ / SQ:	92.502
Other Features:	46500
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	490095
Depreciation:	148989
Depreciated Total:	341106

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1007652.083
Juris. Factor:		Val/Su Fin:		110.32
Special Features:	0	Val/Su Net:		80.64
Final Total:	341100	Val/Su SzAd:		139.68

**COMMENTS**

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	RM:	9	BR:	4	Baths:	2	HB:	1				

**RESIDENTIAL GRID**

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	No Unit: 1, RMS: 9, BRS: 4, FL: 1

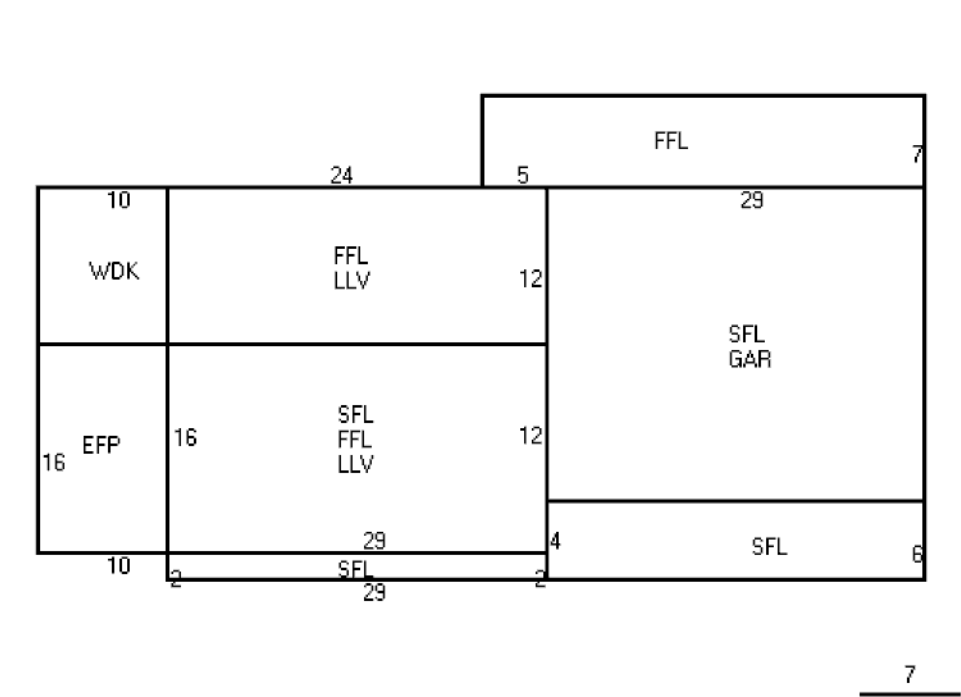
**REMODELING**

RES BREAKDOWN	No Unit	RMS	BRS	FL
	1	9	4	1
Totals	1	9	4	

**COMPARABLE SALES**

Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val	1007652.083
Juris. Factor:	Val/Su Fin:		110.32
Special Features:	0	Val/Su Net:	80.64
Final Total:	341100	Val/Su SzAd:	139.68

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	1,392	92.500	128,763	
FFL	1ST FLOOR	1,050	92.500	97,127	
LLV	LOWR LEVEL	812	101.750	82,623	
GAR	GARAGE	696	36.000	25,056	
EFP	ENCL PORCH	160	36.000	5,760	
WDK	WOOD DECK	120	26.130	3,135	
Net Sketched Area:		4,230	Total:	342,464	
Size Ad	2442	Gross Area	4230	FinArea	3092

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	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 Features:		Total:	
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**IMAGE**

AssessPro Patriot Properties, Inc

