



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CUNNINGHAM TR JONATHAN C
Owner 2:	
Owner 3:	7 WOODCOCK LN REALTY TRUST
Street 1:	7 WOODCOCK LN
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4501 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.07 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 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:				Topo		
D				Street	1	PAVED
s				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		1.563		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									46,890						46,900	
101	ONE FAM		0.67		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									4,020						4,000	Wetland

Total AC/HA:	4.06955	Total SF/SM:	177269.59	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	850,910	Spl Credit		Total:	850,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	232,800	10,100	4.070	850,900	1,093,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 604.31						/Parcel: 604.31	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	230,700	10500	4.07	847,700	1,088,900	1,088,900	Create Final value 2019	6/4/2019
2018	101	FV	230,700	10500	4.07	847,700	1,088,900	1,088,900	Year End Roll	9/28/2017
2017	101	FV	226,400	10500	4.07	847,700	1,084,600	1,084,600	Year End Roll	9/29/2016
2016	101	FV	224,300	10500	4.07	795,700	1,030,500	1,030,500	Year End Roll	1/14/2016
2015	101	FV	217,900	10500	4.07	740,500	968,900	968,900	Year End	10/2/2014
2014	101	FV	201,000	10500	4.07	730,900	942,400	942,400	Year End Roll	1/23/2014
2013	101	FV	196,800	10500	4.07	710,900	918,200	918,200	Year End Roll	10/25/2012
2012	101	FV	208,600	10500	4.07	730,900	950,000	950,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CUNNINGHAM ROBE	21354-390		8/14/1991	FAMILY		0 No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/13/2009	4178	DEMOLITI	1,500	C				demo and bury pool

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS+INSPCTD	622	K Cuoco
1/12/2009	MEAS/EXT INS	25	D ERSKINE
4/14/2004	MEAS+INSPCTD	600	
2/9/2001	M&L EXTERIOR	610	
11/20/1995	MEAS+INSPCTD	607	
2/1/1986	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1958 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:	%
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:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled: 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
4	GARAGE/L	D	Y	1	22X23	A	AV	1986	28.00	T	34.5	101			9,300			9,300
2	SHED/FR	D	Y	1	8x10	A	AV	2000	15.00	T	30	101			800			800

More: N	Total Yard Items:	10,100	Total Special Features:		Total:	10,100
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	30.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.2%

CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	1.23270321
Const Adj.:	1.01999998
Adj \$ / SQ:	115.677
Other Features:	46500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	333479
Depreciation:	100711
Depreciated Total:	232768

COMMENTS

1995 OFFICE ABOVE GAR heat no water .

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	RM	6	BR	3	Bath	2	HB	1				

REMODELING

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

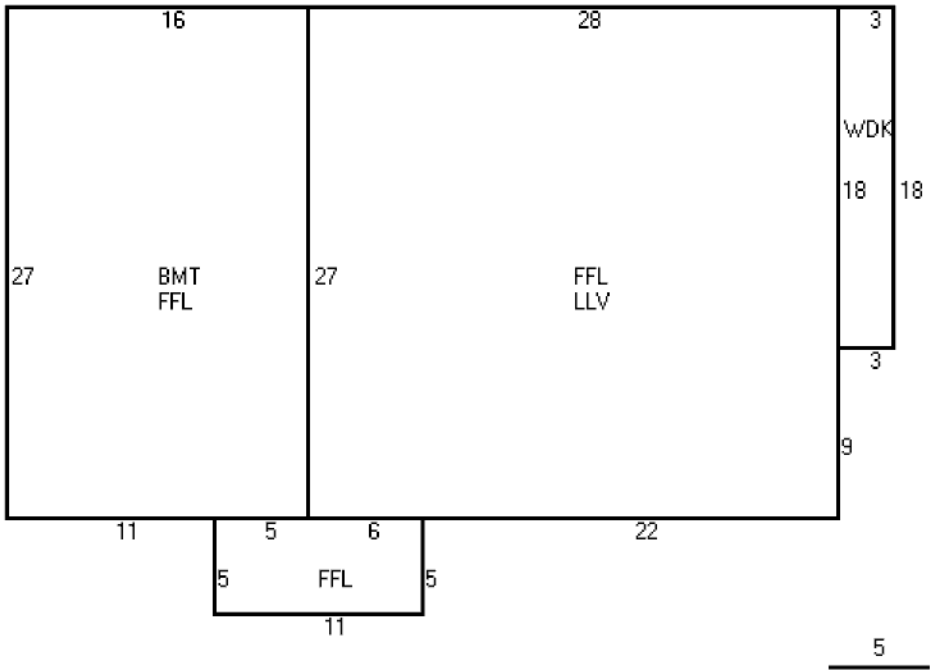
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1299370.081
Juris. Factor:		Val/Su Fin:		128.62
Special Features:	0	Val/Su Net:		93.68
Final Total:	232800	Val/Su SzAd:		187.29

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,243	115.680	143,786
LLV	LOWR LEVEL	756	122.910	92,917
BMT	BASEMENT	432	28.920	12,493
WDK	WOOD DECK	54	38.000	2,052
Net Sketched Area:		2,485	Total:	251,248
Size Ad	1243 Gross Area	2485	FinArea	1810

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	75 A		0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

169 42 0