

Town Of Lincoln



PROPERTY LOCATION

No	Alt No	Direction/Street/City
222		CONCORD RD, LINCOLN

OWNERSHIP

Owner 1:	WOODINGTON MARY L
Owner 2:	WOODINGTON WALTER GORDON
Owner 3:	WOODINGTON WALTER GORDON JR
Street 1:	222 CONCORD RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-5115 Type:

PREVIOUS OWNER

Owner 1:	WOODINGTON MARY L -
Owner 2:	-
Street 1:	222 CONCORD RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-5115

NARRATIVE DESCRIPTION

This Parcel contains 1.22 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1949, Having Primarily STUCCO Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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:						
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		53143		SQUARE FE	PRIME SITE		0	8.	1.354	R2									575,543						575,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	193,600		1.220	575,500	769,100
Total Card		193,600	1.220	575,500	769,100
Total Parcel		193,600	1.220	575,500	769,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 358.05		/Parcel: 358.05	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	163,400	0	1.22	521,600	685,000	685,000	Year End Roll	10/19/2021
2021	101	FV	153,200	0	1.22	449,600	602,800	602,800	Year End Roll	10/15/2020
2020	101	FV	151,900	0	1.22	456,800	608,700	608,700	Year End Roll	9/26/2019
2019	101	FV	144,300	0	1.22	441,700	586,000	586,000	Create Final value 2019	6/4/2019
2018	101	FV	144,300	0	1.22	441,700	586,000	586,000	Year End Roll	9/28/2017
2017	101	FV	140,400	0	1.22	428,800	569,200	569,200	Year End Roll	9/29/2016
2016	101	FV	137,900	0	1.22	428,800	566,700	566,700	Year End Roll	1/14/2016
2015	101	FV	136,600	0	1.22	363,300	499,900	499,900	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WOODINGTON MARY	36491-120		9/24/2002	CONVENIENC		No	No			LIFE ESTATE
WOODINGTON W GO	19587-371		1/11/1989	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/15/2018	7229	ROOF	10,000	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
2/27/2018	MEAS/EXT INS	622	K Cuoco
11/10/2008	MEAS/EXT INS	25	D ERSKINE
12/9/2004	M&L COMPLETE	615	
12/27/1995	MEAS+INSPCTD	606	
5/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	-	COLONIAL
Sty Ht:	2	-	2
(Liv) Units:	1	Total:	1
Foundation:	2	-	CONC BLOCK
Frame:	1	-	WOOD
Prime Wall:	6	-	STUCCO
Sec Wall:			%
Roof Struct:	2	-	HIP
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

BATH FEATURES

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

COMMENTS

NEW FURNACE 1995 .

GENERAL INFORMATION

Grade:	C	-	AVERAGE
Year Blt:	1949	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

Kits:	1	Rating:	FAIR
A Kits:		Rating:	
FrpL:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

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:	7	BR:	3
	Bath:	1	HB:	1

INTERIOR INFORMATION

Avg Ht/FL:	STD			
Prim Int Wal:	2	-	PLASTER	
Sec Int Wall:	1	-	DRYWALL	50%
Partition:	T	-	TYPICAL	
Prim Floors:	3	-	HARDWOOD	
Sec Floors:			%	
Bsmnt Flr:				
Bsmnt Gar:				

DEPRECIATION

Phys Cond:	FR	-	Fair	43.0%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:				43.8%

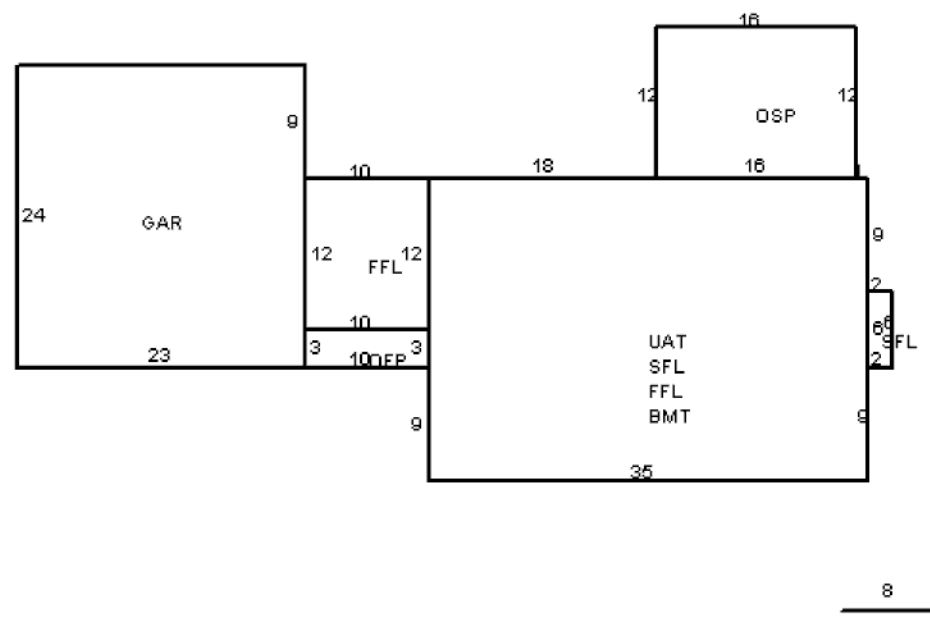
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

SKETCH



Electric:	3	-	TYPICAL
Insulation:	2	-	TYPICAL
Int vs Ext:	S		
Heat Fuel:	1	-	OIL
Heat Type:	3	-	FORCED H/W
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

CALC SUMMARY

Basic \$ / SQ:	118.00
Size Adj.:	1.08112586
Const Adj.:	0.99970198
Adj \$ / SQ:	127.535
Other Features:	35250
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	344550
Depreciation:	150913
Depreciated Total:	193637

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	529636.7793
Juris. Factor:		Before Depr:		127.53
Special Features:	0	Val/Su Net:		54.50
Final Total:	193600	Val/Su SzAd:		106.84

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	960	127.530	122,433	
SFL	2ND FLOOR	852	127.530	108,660	
BMT	BASEMENT	840	44.640	37,495	
GAR	GARAGE	552	36.000	19,872	
OSP	SCRN PORCH	192	22.500	4,320	
UAT	UNF ATTIC	126	127.530	16,069	
OPF	OPEN PORCH	30	15.000	450	
Net Sketched Area:		3,552	Total:	309,299	
Size Ad	1812	Gross Area	4266	FinArea	2148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RMR	40 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:

IMAGE

AssessPro Patriot Properties, Inc

