Map	Lot	Sublot	Building	Unit	CARD
173	18	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	839,700	/	839,700
USE VALUE:	839,700	/	839,700
ASSESSED:	839,700	/	839,700

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	WOODINGTON WALTER GORDON
Owner 2:	WOODINGTON KEIKO KUROKAWA
Owner 3:	
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:	WOODINGTON - WALTER GORDON
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 COLONIAL Building built about 1949, having primarily STUCCO Exterior and 2148 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.220	209,500		630,200	839,700
Total Card	1.220	209,500		630,200	839,700
Total Parcel	1.220	209,500		630,200	839,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 390.92 | /Parcel: 390.92

Legal Description

User Acct

GIS Ref

GIS Ref

Insp Date 02/27/18

Entered Lot Size

Total Land:

Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 173 18 0

!61!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	197,700	0	1.22	623,700	821,400		Year End Roll	12/2/2024
2024	101	FV	195,000	0	1.22	611,500	806,500		Year end	11/9/2023
2023	101	FV	193,600	0	1.22	575,500	769,100	769,100	Year end	11/3/2022
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 va	6/4/2019
2018	101	FV	144,300	0	1.22	441,700	586,000	586,000	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:06:07

LAST REV

Date	Time
08/14/25	13:24:05

blakeley

USER DEFINED

Prior Id # 1:	101 20 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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 61

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WOODINGTON,MARY	84390-300		7/22/2025	CONVENIENC	1	No	No		
WOODINGTON MARY	36491-120		9/24/2002	CONVENIENC		No	No		LIFE ESTATE
WOODINGTON W GO	19587-371		1/11/1989	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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 ___/___/___

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 Influ	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	8.76	1.35	R2									630,220						630,200	

Total AC/HA:	1.22000	Total SF/SM:	53143	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 2	Total:	630,220	Spl Credit		Total:	630,200

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:			

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1949	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:	1 - DRYWALL	50	%
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			%
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
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

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

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:	

DEPRECIATION

Phys Cond:	FR - Fair	43.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	43.8	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	1.08112586
Const Adj.:	0.99970198
Adj $ / SQ:	139.424
Other Features:	35250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	372811
Depreciation:	163291
Depreciated Total:	209520

COMMENTS

NEW FURNACE 1995 .

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	RMs:	7	BRs:	3	Baths:	1	HB	1				

REMODELING

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

RES BREAKDOWN

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

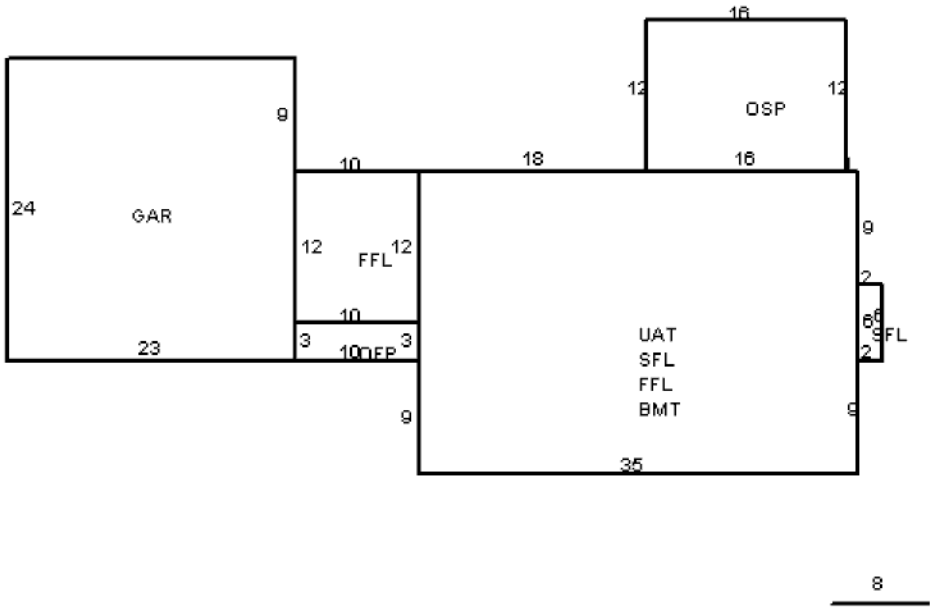
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 529636.7793

Juris. Factor:		Before Depr:	139.42
Special Features:	0	Val/Su Net:	58.98
Final Total:	209500	Val/Su SzAd	115.62

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	960	139.420	133,847
SFL	2ND FLOOR	852	139.420	118,789
BMT	BASEMENT	840	48.800	40,991
GAR	GARAGE	552	38.520	21,263
OSP	SCRN PORCH	192	24.070	4,622
UAT	UNF ATTIC	126	139.420	17,567
OFP	OPEN PORCH	30	16.050	481
	Net Sketched Area:	3,552	Total:	337,560
Size Ad	1812	Gross Area	4266	FinArea 2148

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	0

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

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 Featues:		Total:	

PARCEL ID

173 18 0

IMAGE

AssessPro Patriot Properties, Inc