



Patriot Properties Inc.

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 Infru	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	6.25	1.354	R2									449,643						449,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	153,200		1.220	449,600	602,800
Total Card		153,200	1.220	449,600	602,800
Total Parcel		153,200	1.220	449,600	602,800
Source: Market Adj Cost		Total Value per SQ unit /Card:		280.63	/Parcel: 280.63

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
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
2014	101	FV	127,600	0	1.22	325,900	453,500	453,500	Year End Roll	1/23/2014
2013	101	FV	125,100	0	1.22	316,500	441,600	441,600	Year End Roll	10/25/2012

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		0	No	No		LIFE ESTATE
WOODINGTON W GO	19587-371		1/11/1989	FAMILY		0	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 ___/___/___

Total AC/HA:	1.22000	Total SF/SM:	53143.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 2	Total:	449,643	SpI Credit		Total:	449,600
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