



**Patriot Properties Inc.**

**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
18		MOCCASIN HL, LINCOLN

**OWNERSHIP**

Owner 1:	RAJDEV NEAL H
Owner 2:	RAJDEV KIMBERLY A
Owner 3:	
Street 1:	18 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3902 Type:

**PREVIOUS OWNER**

Owner 1:	WALES TR - RUTH J
Owner 2:	-
Street 1:	18 MOCCASIN HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3902

**NARRATIVE DESCRIPTION**

This Parcel contains 1.93 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 0 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:				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 Influ	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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,790						2,800	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	245,200	32,200	1.930	649,200	926,600		0
							GIS Ref
							GIS Ref
Total Card	245,200	32,200	1.930	649,200	926,600	Entered Lot Size	
Total Parcel	245,200	32,200	1.930	649,200	926,600	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 390.97		/Parcel: 390.97			Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	204,300	32200	1.93	649,200	885,700	885,700	Year End Roll	9/28/2017
2017	101	FV	200,600	32200	1.93	642,800	875,600	875,600	Year End Roll	9/29/2016
2016	101	FV	198,800	32200	1.93	624,400	855,400	855,400	Year End Roll	1/14/2016
2015	101	FV	193,300	32200	1.93	578,000	803,500	803,500	Year End	10/2/2014
2014	101	FV	178,500	32200	1.93	538,800	749,500	749,500	Year End Roll	1/23/2014
2013	101	FV	174,900	32200	1.93	522,800	729,900	729,900	Year End Roll	10/25/2012
2012	101	FV	174,900	32200	1.93	542,800	749,900	749,900	Year End	1/26/2012
2011	101	FV	178,500	32200	1.93	561,200	771,900	771,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALES TR,RUTH J	69346-296		5/26/2017		1105000	No	No			
WALES R LANGDON	23061-98		4/9/1993	FAMILY	0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/22/2017	6864	SHEET MT	4,750	C				Sheet metal work t
9/18/2017	6856	SHEET MT	30,895	C	3/1/2018			Sheet metal work t
9/5/2017	6839	RENOVATI	390,000	C	3/1/2018			Remodel 2 bathroom
7/24/2017	6802	DEMOLITI	10,000	C	3/1/2018			Interior demolitio
3/12/2010	4400	ROOF	10,000	C	7/23/2010			roof repair and sk

**ACTIVITY INFORMATION**

Date	Result	By	Name
7/23/2010	MEAS/EXT INS	25	D ERSKINE
7/7/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L COMPLETE	615	D VELUTTI
3/1/1996	ENTRY DENIED	606	J SMITH
5/3/1994	INSPECTED	600	PA
11/29/1990	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

