

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZIMAROWSKI MARY JANE
Owner 2:	
Owner 3:	
Street 1:	15 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FLANDERS KEVIN -
Owner 2:	VICKERS SUSAN H -
Street 1:	15 MOCCASIN HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.52 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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		66211		SQUARE FE	PRIME SITE		0	8.08	1.146	R4									612,975						613,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct			
101	204,700		1.520	613,000	817,700	2228	0			
							GIS Ref			
							GIS Ref			
Total Card					204,700	1.520	613,000	817,700	Entered Lot Size	
Total Parcel					204,700	1.520	613,000	817,700	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		532.36	/Parcel:	532.36	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	204,700	0	1.52	613,000	817,700	817,700	Year End Roll	9/28/2017
2017	101	FV	201,100	0	1.52	606,900	808,000	808,000	Year End Roll	9/29/2016
2016	101	FV	199,300	0	1.52	589,500	788,800	788,800	Year End Roll	1/14/2016
2015	101	FV	193,900	0	1.52	545,500	739,400	739,400	Year End	10/2/2014
2014	101	FV	179,500	0	1.52	508,300	687,800	687,800	Year End Roll	1/23/2014
2013	101	FV	175,900	0	1.52	493,100	669,000	669,000	Year End Roll	10/25/2012
2012	101	FV	175,900	0	1.52	512,100	688,000	688,000	Year End	1/26/2012
2011	101	FV	179,500	0	1.52	529,500	709,000	709,000	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FLANDERS KEVIN,	51996-467		12/22/2008		780000	No	No			
SUMMERS JULIA R	47579-325		6/3/2006		750000	No	No			
HEALY EDWARD M	41640-387		12/18/2003		719000	No	No			
HEALY EDWARD M,	30501-303		7/23/1999	CONVENIENC	1	No	No			
	8700-467		4/19/1956		4400	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2009	MEAS/EXT INS	25	D ERSKINE
10/25/2003	MEAS+INSPCTD	600	PA
9/7/2001	M&L COMPLETE	615	D VELUTTI
2/28/1996	MEAS+INSPCTD	606	J SMITH
7/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

