



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	110 27 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:	

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MUENCH-NASRALLAH AUGUST A
Owner 2:	MUENCH-NASRALLAH LAURA S
Owner 3:	
Street 1:	11 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	VAGLIANO - JASON B
Owner 2:	VAGLIANO - RAPHAEL S
Street 1:	15 BAYVIEW AVE
Twn/City:	FAIRHAVEN
St/Prov:	MA Cntry
Postal:	02719

NARRATIVE DESCRIPTION

This Parcel contains 1.25 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1976, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 12 Rooms, and 5 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		54450		SQUARE FE	PRIME SITE		0	8.08	1.328	R4									584,467						584,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	424,900	7,300	1.250	584,500	1,016,700
Total Card	424,900	7,300	1.250	584,500	1,016,700
Total Parcel	424,900	7,300	1.250	584,500	1,016,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:	413.46	/Parcel:	413.46

Legal Description	User Acct
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
2018	101	FV	424,900	7300	1.25	584,500	1,016,700	1,016,700	Year End Roll	9/28/2017
2017	101	FV	417,800	7300	1.25	578,700	1,003,800	1,003,800	Year End Roll	9/29/2016
2016	101	FV	414,200	7300	1.25	562,000	983,500	983,500	Year End Roll	1/14/2016
2015	101	FV	403,500	7300	1.25	520,100	930,900	930,900	Year End	10/2/2014
2014	101	FV	375,000	7300	1.25	484,600	866,900	866,900	Year End Roll	1/23/2014
2013	101	FV	367,800	7300	1.25	470,200	845,300	845,300	Year End Roll	10/25/2012
2012	101	FV	309,900	6700	1.25	488,300	804,900	804,900	Year End	1/26/2012
2011	101	FV	316,100	6700	1.25	504,900	827,700	827,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VAGLIANO,JASON	57140-118		7/14/2011		995500	No	No			
VAGLIANO JASON	51869-122		11/5/2008	FAMILY		1	No	No		9.4375% of 50% int from a custodial
VAGLIANO JASON	51869-119		11/5/2008	FAMILY		1	No	No		40.575 % is 50% int to 2 owners
VAGLIANO JASON	51869-116		11/5/2008	FAMILY		1	No	No		9.425% of 50% int. to 2 owners
VAGLIANO JASON	51869-111		11/5/2008	FAMILY		1	No	No		31.125 % of 50% int. split to 2 own
VAGLIANO JASON	44896-151		3/30/2005	CONVENIENC		1	No	No		50% interest in two different trusts
SHANSKY DAVID,	44275-98		12/10/2004	CONVENIENC		1	No	No		18.875% (50% of 37.75%) interest
SHANSKY DAVID,	44275-100		12/10/2004	CONVENIENC		1	No	No		31.125% (62.25% of 50% INTEREST)

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/26/2017	6728	WINDOWS	5,510	C				Replace 4 windows
4/6/2017	6710	MANUAL	8,410	C				Weatherization & a

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2012	MEAS/EXT INS	618	G BOURGAULT
7/7/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L COMPLETE	615	D VELUTTI
2/27/1996	ENTRY DENIED	606	J SMITH
10/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.25000	Total SF/SM:	54450.00	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	584,467	SpI Credit	Total:	584,500
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EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 2 - CONC BLOCK, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

GENERAL INFORMATION

Table with general info: Grade: B- - GOOD (-), Year Blt: 1976, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: 6 - CERAMIC T 50%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

BATH FEATURES

Table with bath features: Full Bath: 3, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE

OTHER FEATURES

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 2, Rating: GOOD, WSFlue: , Rating:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 16.%, Functional: %, Economic: %, Special: %, Override: , Total: 16.6%

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 91.00, Size Adj.: 1.10545027, Const Adj.: 1.01969993, Adj \$ / SQ: 102.578, Other Features: 53250, Grade Factor: 1.25, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 506977, Depreciation: 84158, Depreciated Total: 422819

COMMENTS

RESIDENTIAL GRID

Table with 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: 12 BRs: 5 Baths: 3 HB

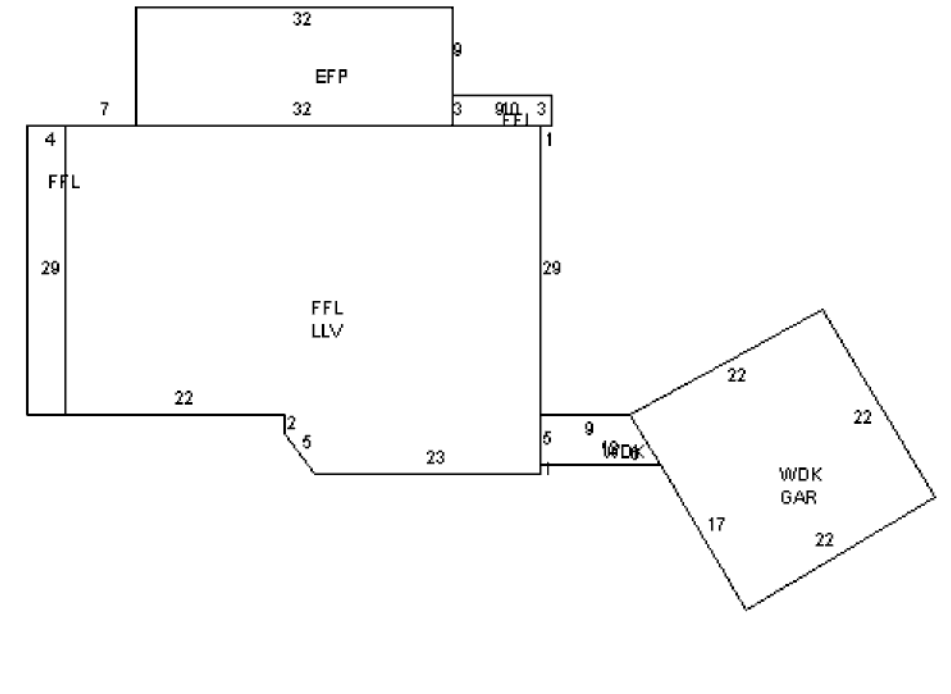
REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 12 5, Totals 1 12 5

SKETCH



SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 1,688 102,580 173,151, LLV LOWR LEVEL 1,542 89,760 138,403, WDK WOOD DECK 546 16,860 9,205, GAR GARAGE 493 36,000 17,748, EFP ENCL PORCH 384 36,000 13,824, Net Sketched Area: 4,653 Total: 352,331, Size Ad 1688 Gross Area 4653 FinArea 2459

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, LLV 100 FLA 50 A 0

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val: 805493.9024, Juris. Factor: Val/Su Fin: 172.79, Special Features: 2100 Val/Su Net: 91.32, Final Total: 424900 Val/Su SzAd: 251.72

SPEC FEATURES/YARD ITEMS

Table with spec features: 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, 95 SAUNA M Y 1 8X10 A AV 1976 110.00 B 16.6 101 7,300 7,300, 96 WHIRL PL M S 1 1 A AV 1976 2,500.00 B 16.6 101 2,100 2,100

Summary row: More: N Total Yard Items: 7,300 Total Special Features: 2,100 Total: 9,400

IMAGE

AssessPro Patriot Properties, Inc

