

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEARSON BRADLEY
Owner 2:	PEARSON CANDACE
Owner 3:	
Street 1:	1 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FITTON - TORIN
Owner 2:	-
Street 1:	1 MOCCASIN HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.24 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1956, Having Primarily BOARD+BATT Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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:						
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		54014		SQUARE FE	PRIME SITE		0	8.08	1.337	R4									583,410						583,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	182,900	500	1.240	583,400	766,800		0
							GIS Ref
							GIS Ref
Total Card	182,900	500	1.240	583,400	766,800	Entered Lot Size	
Total Parcel	182,900	500	1.240	583,400	766,800	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		412.26	/Parcel:	412.26	Insp Date
						Land Unit Type:	05/19/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	182,900	500	1.24	583,400	766,800	766,800	Year End Roll	9/28/2017
2017	101	FV	179,800	500	1.24	577,600	757,900	757,900	Year End Roll	9/29/2016
2016	101	FV	160,800	500	1.24	561,000	722,300	722,300	Year End Roll	1/14/2016
2015	101	FV	150,500	500	1.24	519,100	670,100	670,100	Year End	10/2/2014
2014	101	FV	112,100	1600	1.24	483,800	597,500	597,500	Year End Roll	1/23/2014
2013	101	FV	91,100	1600	1.24	469,300	562,000	562,000	Year End Roll	10/25/2012
2012	101	FV	98,400	1600	1.24	487,400	587,400	587,400	Year End	1/26/2012
2011	101	FV	100,500	1600	1.24	504,000	606,100	606,100	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
FITTON, TORIN	70560-51		1/26/2018		976000	No	No			
NAIMAN ADELINE	57990-550		12/1/2011	DIVORCE/ESTA	525000	No	No			DEATH CERT BK57990-541 AND 57990-542
NAIMAN MARK L,	28866-273		6/18/1998	CONVENIENC		1	No	No		
	10133-412		10/19/1962		31450	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/28/2015	6092	RENOVATI	75,000	C	6/7/2016			Convert screen por
6/30/2014	5806	RENOVATI	75,000	C	1/7/2015			Remodel den, close
6/30/2013	5435	MANUAL	900	C	5/19/2014			sheet metal work f
4/16/2013	5375	RENOVATI	110,000	C	5/19/2014			remodel kit, laund
3/5/2013	5334	DEMOLITI	8,000	C	6/17/2013			demo kit cabinets,

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2016	PERMIT VISIT	618	G BOURGAULT
5/20/2015	PERMIT VISIT	619	DH
5/19/2014	MEAS/EXT INS	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2012	SALES INSP	618	G BOURGAULT
9/15/2001	M&L COMPLETE	615	D VELUTTI
5/6/1996	MEAS+INSPCTD	606	J SMITH
2/29/1996	ENTRY DENIED	606	J SMITH
9/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	110 35 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:	

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	6 - SLAB
Frame:	1 - WOOD
Prime Wall:	12 - BOARD+BATT
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C- - AVG. (-)
Year Blt:	1956
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	8 - PLYWD PANL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO
% Com Wal:	0 % Sprinkled 0

Year Blt:	1956
Eff Yr Blt:	
Alt %:	
Fact.:	
% Own:	
Name:	

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
2	SHED/FR	D	Y	1	6x14	A	AV	1980	15.00	T	60	101			500			500

More:	N
Total Yard Items:	500
Total Special Features:	
Total:	500

BATH FEATURES

Full Bath:	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:	1	Rating:	AVERAGE
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	30.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.6%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	1.26724136
Const Adj.:	0.92132926
Adj \$ / SQ:	106.247
Other Features:	57901
Grade Factor:	0.88
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	263521
Depreciation:	80637
Depreciated Total:	182883

COMMENTS

PRE-FAB 'TEC-BUILT' HOUSE LOW CEILING
 INFERIOR QUAL INTERIOR FAIR .

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	RM:	7	BR:	4	Bath:	2	HB	1				

REMODELING

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

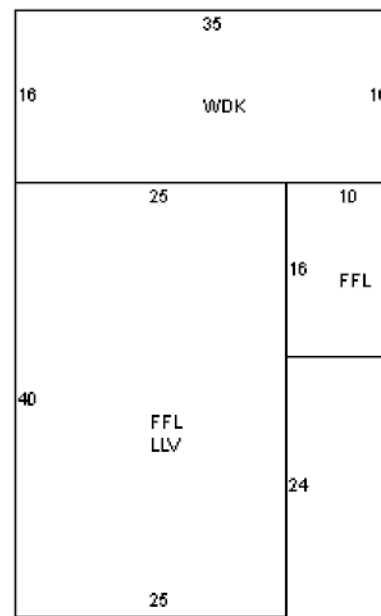
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			Ind.Val	623678.8065
Juris. Factor:			Val/Su Fin:	98.33
Special Features:	0		Val/Su Net:	67.24
Final Total:	182900		Val/Su SzAd:	157.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,160	106.250	123,246	
LLV	LOWR LEVEL	1,000	108.900	108,903	
WDK	WOOD DECK	560	16.790	9,405	
Net Sketched Area:		2,720	Total:	241,554	
Size Ad	1160	Gross Area	2720	FinArea	1860

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	70	A	0

IMAGE

AssessPro Patriot Properties, Inc

