

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SMULOWICZ BRONISLAW
Owner 2:	SMULOWICZ SAWERA
Owner 3:	
Street 1:	7 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-4508 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.34 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD Exterior and ROLLED Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		58370		SQUARE FE	PRIME SITE		0	8.08	1.259	R4									593,969						594,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	329,800		1.340	594,000	923,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 336.66			/Parcel: 336.66	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	329,800	0	1.34	594,000	923,800	923,800	Year End Roll	9/28/2017
2017	101	FV	332,700	0	1.34	588,100	920,800	920,800	Year End Roll	9/29/2016
2016	101	FV	329,900	0	1.34	571,200	901,100	901,100	Year End Roll	1/14/2016
2015	101	FV	321,600	0	1.34	528,500	850,100	850,100	Year End	10/2/2014
2014	101	FV	299,200	0	1.34	492,500	791,700	791,700	Year End Roll	1/23/2014
2013	101	FV	293,700	0	1.34	477,800	771,500	771,500	Year End Roll	10/25/2012
2012	101	FV	296,500	0	1.34	496,200	792,700	792,700	Year End	1/26/2012
2011	101	FV	302,100	0	1.34	513,100	815,200	815,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	8848-401		11/19/1956			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/26/2013	5610	WINDOWS	17,712	C				replace 8 windows
5/24/2011	4740	ROOF		C				strip & re-roof ga
4/29/2010	4436	ROOF		C				strip and re-roof
11/29/1999	1853	WDK	4,300	C	6/22/2000			6/22/00 100%
9/28/1999	1813	ADDITION	100,000	C	6/22/2000			6/22/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2017	MEAS/EXT INS	4	JG
7/7/2008	MEAS+INSPCTD	25	D ERSKINE
10/6/2001	M&L COMPLETE	615	D VELUTTI
6/22/2000	MEAS/EXT INS	611	P MULHERN
2/29/1996	MEAS+INSPCTD	606	J SMITH
7/1/1989	INSPECTED	601	PAUL MARSH

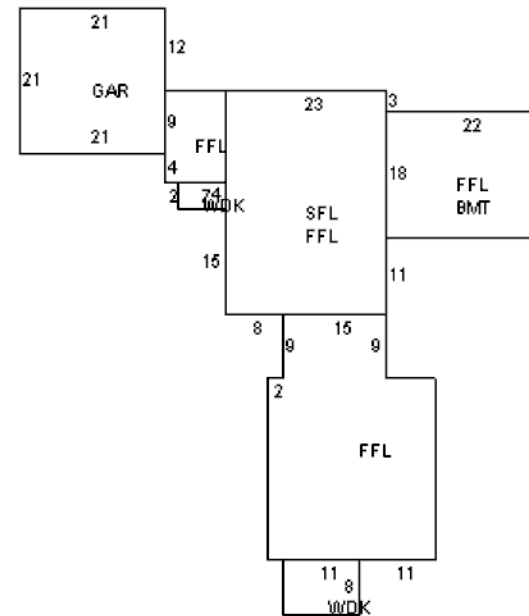
Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	10	- ROLLED
Color:		
View / Desir:		

BATH FEATURES

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

COMMENTS**SKETCH****GENERAL INFORMATION**

Grade:	B-	- GOOD (-)	
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

OTHER FEATURES

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

CONDO INFORMATION

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

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: 8		BRs: 4		Baths: 3		HB		1			

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	1
Totals			
1	8	4	1

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
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:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	GD - Good	22%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		22.4%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	0.96865892
Const Adj.:	1.00979996
Adj \$ / SQ:	89.012
Other Features:	67960
Grade Factor:	1.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	424969
Depreciation:	95193
Depreciated Total:	329776

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 835631.7120
Juris. Factor:		Val/Su Fin:	120.19	
Special Features:	0	Val/Su Net:	89.21	
Final Total:	329800	Val/Su SzAd:	120.19	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,008	89.010	178,736	
SFL	2ND FLOOR	736	89.010	65,513	
GAR	GARAGE	441	36.000	15,876	
BMT	BASEMENT	396	22.250	8,812	
WDK	WOOD DECK	116	26.530	3,078	
Net Sketched Area:		3,697	Total:	272,015	
Size Ad	2744	Gross Area	3697	FinArea	2744

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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	

PARCEL ID

181 23 0

IMAGE**AssessPro** Patriot Properties, Inc