



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LLOYD LEWIS L
Owner 2:	LLOYD ROSEMARY
Owner 3:	
Street 1:	8 MOCCASIN HILL ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	NAJARIAN CAROLANN S -
Owner 2:	-
Street 1:	11 LAUREL DR
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.64 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1960, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		71438		SQUARE FE	PRIME SITE		0	8.08	1.084	R4									625,646						625,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	263,300	32,500	1.640	625,600	921,400		0
							GIS Ref
							GIS Ref
Total Card	263,300	32,500	1.640	625,600	921,400	Entered Lot Size	
Total Parcel	263,300	32,500	1.640	625,600	921,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		462.09	/Parcel:	462.09	Insp Date
						Land Unit Type:	05/19/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	263,300	32500	1.64	625,600	921,400	921,400	Year End Roll	9/28/2017
2017	101	FV	256,900	38700	1.64	619,500	915,100	915,100	Year End Roll	9/29/2016
2016	101	FV	254,800	38700	1.64	601,600	895,100	895,100	Year End Roll	1/14/2016
2015	101	FV	248,700	38700	1.64	556,700	844,100	844,100	Year End	10/2/2014
2014	101	FV	232,400	38700	1.64	518,800	789,900	789,900	Year End Roll	1/23/2014
2013	101	FV	228,300	38700	1.64	503,300	770,300	770,300	Year End Roll	10/25/2012
2012	101	FV	228,300	38700	1.64	522,700	789,700	789,700	Year End	1/26/2012
2011	101	FV	232,400	38700	1.64	540,500	811,600	811,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
NAJARIAN CAROLA	49955-417		8/16/2007		1045000	No	No			
RAWSON NANCY B	42702-509		5/4/2004	CHD>SALE	820000	No	No			
RAWSON NANCY B	23994-559		12/6/1993	FAMILY	1	No	No		PUT IN TRUST	
	8874-167		12/19/1956		4000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/26/2007	3777	RENOVATI	155,000	C	5/29/2008			kit & laundry reno
8/30/2004	3019	RENO-ADD	20,000	C	5/21/2005			reno int, add pitc

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2017	MEAS/EXT INS	4	JG
5/29/2008	MEAS+INSPCTD	100	B MORGAN
5/21/2005	MEAS/EXT INS	615	D VELUTTI
4/21/2005	MEAS/EXT INS	600	PA
10/6/2001	M&L COMPLETE	615	D VELUTTI
2/29/1996	MEAS+INSPCTD	606	J SMITH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

BATH FEATURES

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

COMMENTS

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: 2		HB					

OTHER FEATURES

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

GENERAL INFORMATION

Grade:	C+	- AVG. (+)
Year Blt:	1960	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

CONDO INFORMATION

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

REMODELING

Exterior:	2005
Interior:	2005
Additions:	
Kitchen:	2005
Baths:	2005
Plumbing:	
Electric:	
Heating:	2005
General:	2005

RES BREAKDOWN

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

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:	1		
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:	VG - Very Good	14.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.8%

CALC SUMMARY

Basic \$ / SQ:	91.00
Size Adj.:	1.05090272
Const Adj.:	1.01999998
Adj \$ / SQ:	97.545
Other Features:	78948
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	309026
Depreciation:	45736
Depreciated Total:	263290

COMPARABLE SALES

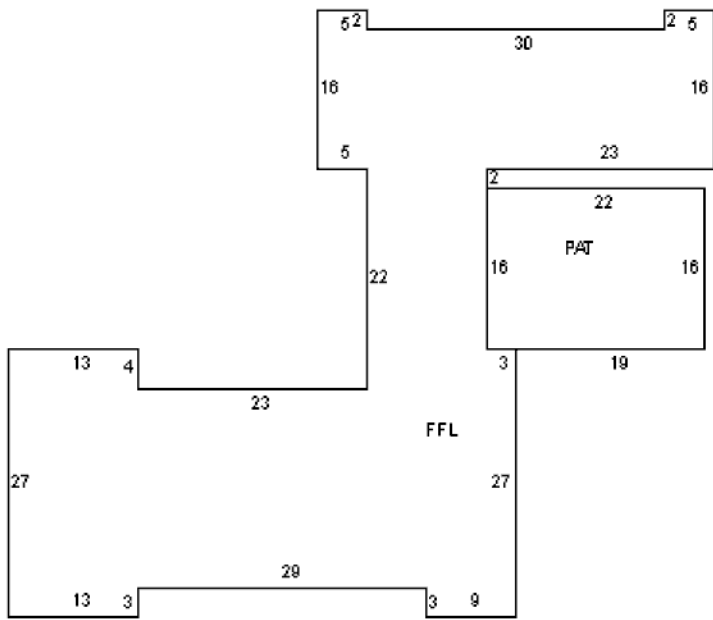
Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	783892.3236
Juris. Factor:		Val/Su Fin:			132.05
Special Features:	0	Val/Su Net:			112.23
Final Total:	263300	Val/Su SzAd:			132.05

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
3	GARAGE	D	Y	1	24X24	A	GD	1966	36.00	T	40	101			12,400			12,400
21	STUDIO	D	Y	1	16x24	A	AV	2005	50.00	T	6	101			18,000			18,000
19	PATIO	D	Y	1	20X18	A	AV	2017	7.00	T	15	101			2,100			2,100

PARCEL ID 181 40 0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,994	97.540	194,504	
PAT	PATIO	352	7.000	2,464	
Net Sketched Area:		2,346	Total:	196,968	
Size Ad	1994	Gross Area	2346	Fin Area	1994

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

