

Map Lot Sublot Building Unit Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	RAJDEV NEAL H
Owner 2:	RAJDEV KIMBERLY A
Owner 3:	
Street 1:	18 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3902 Type:

PREVIOUS OWNER

Owner 1:	WALES TR - RUTH J
Owner 2:	-
Street 1:	18 MOCCASIN HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3902

NARRATIVE DESCRIPTION

This Parcel contains 1.93 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.093		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,790						2,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	247,200	32,200	1.930	666,800	946,200		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 399.24						/Parcel: 399.24	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	245,200	32200	1.93	649,200	926,600	926,600	Create Final value 2019	6/4/2019
2018	101	FV	204,300	32200	1.93	649,200	885,700	885,700	Year End Roll	9/28/2017
2017	101	FV	200,600	32200	1.93	642,800	875,600	875,600	Year End Roll	9/29/2016
2016	101	FV	198,800	32200	1.93	624,400	855,400	855,400	Year End Roll	1/14/2016
2015	101	FV	193,300	32200	1.93	578,000	803,500	803,500	Year End	10/2/2014
2014	101	FV	178,500	32200	1.93	538,800	749,500	749,500	Year End Roll	1/23/2014
2013	101	FV	174,900	32200	1.93	522,800	729,900	729,900	Year End Roll	10/25/2012
2012	101	FV	174,900	32200	1.93	542,800	749,900	749,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALES TR,RUTH J	69346-296		5/26/2017		1105000	No	No			
WALES R LANGDON	23061-98		4/9/1993	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/22/2017	6864	SHEET MT	4,750	C				Sheet metal work t
9/18/2017	6856	SHEET MT	30,895	C	3/1/2018			Sheet metal work t
9/5/2017	6839	RENOVATI	390,000	C	3/1/2018			Remodel 2 bathroom
7/24/2017	6802	DEMOLITI	10,000	C	3/1/2018			Interior demolitio
3/12/2010	4400	ROOF	10,000	C	7/23/2010			roof repair and sk

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	MEAS/EXT INS	25	D ERSKINE
7/7/2008	MEAS/EXT INS	25	D ERSKINE
9/7/2001	M&L COMPLETE	615	
3/1/1996	ENTRY DENIED	606	
5/3/1994	INSPECTED	600	
11/29/1990	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

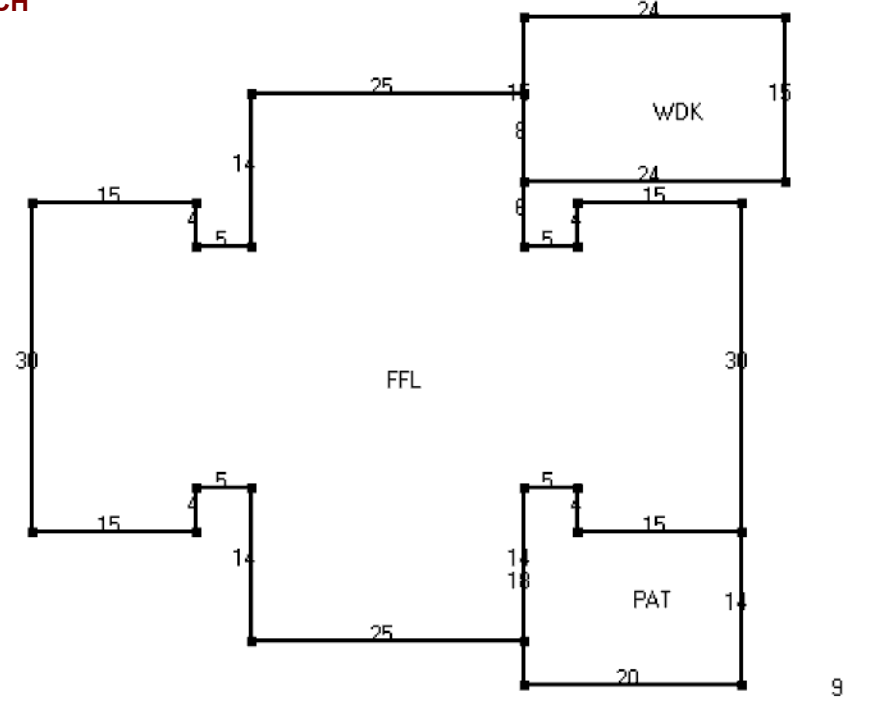
Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	11	- MEMBRANE
Color:		
View / Desir:		

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:	1	Rating: GOOD

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1958	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

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:	9	BRs:	4	Baths:	2	HB					

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1 - DRYWALL	
Sec Int Wall:	2 - PLASTER	50%
Partition:	T - TYPICAL	
Prim Floors:	5 - LINO/VINYL	
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		

DEPRECIATION

Phys Cond:	GD - Good	22.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		22.2%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	1
Totals			
1	9	4	

CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	1.00316453
Const Adj.:	0.99000001
Adj \$ / SQ:	91.368
Other Features:	58500
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	317741
Depreciation:	70539
Depreciated Total:	247203

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,370	91.370	216,543	
WDK	WOOD DECK	360	18.210	6,555	
PAT	PATIO	300	7.000	2,100	
Net Sketched Area:		3,030	Total:	225,198	
Size Ad	2370	Gross Area	3030	FinArea	2370

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
3	GARAGE	D	Y	1	24X32	G	VG	1962	45.00	T	20	101			27,600			27,600
2	SHED/FR	D	Y	1	8X10	A	AV	1958	15.00	T	70	101			400			400
31	BARN	D	Y	1	10X16	A	AV	1968	35.00	T	60	101			2,200			2,200
92	SCREEN HSE	D	Y	1	12X12	A	AV	1993	25.00	T	50	101			1,800			1,800
40	LEAN-TO	D	Y	1	10X8	A	AV	1993	6.00	T	50	101			200			200

IMAGE

AssessPro Patriot Properties, Inc



More: N	Total Yard Items:	32,200	Total Special Features:		Total:	32,200
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