

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:				Topo		
D				Street	1	PAVED
s				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	8.3	1.259	R4									610,141						610,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	335,100		1.340	610,100	945,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 344.46						/Parcel: 344.46	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	329,800	0	1.34	594,000	923,800	923,800	Create Final value 2019	6/4/2019
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

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	
6/22/2000	MEAS/EXT INS	611	
2/29/1996	MEAS+INSPCTD	606	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with 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

Table with 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

OTHER FEATURES

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

CONDO INFORMATION

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

GENERAL INFORMATION

Table with general information: Grade: B- - GOOD (-), Year Blt: 1957, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

COMMENTS

Empty table for 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: 8 BRs: 4 Baths: 3 HB 1

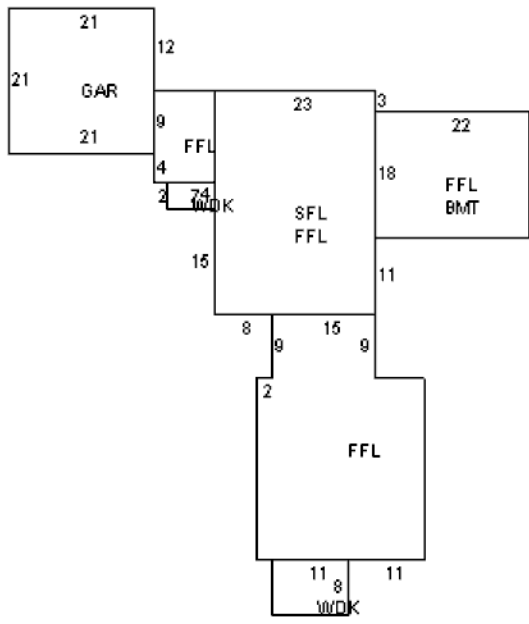
REMODELING

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

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 8 4 1, Totals 1 8 4

SKETCH



INTERIOR INFORMATION

Table with 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:

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good 22.0%, Functional: %, Economic: %, Special: %, Override: , Total: 22.4%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 92.00, Size Adj.: 0.96865892, Const Adj.: 1.00979996, Adj \$ / SQ: 89.990, Other Features: 67960, Grade Factor: 1.26, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 431872, Depreciation: 96739, Depreciated Total: 335133

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: AvRate: Ind.Val: 835631.7120, Juris. Factor: Val/Su Fin: 122.12, Special Features: 0 Val/Su Net: 90.64, Final Total: 335100 Val/Su SzAd: 122.12

SUB AREA

Table with sub area: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 2,008 89.990 180,700, SFL 2ND FLOOR 736 89.990 66,233, GAR GARAGE 441 36.000 15,876, BMT BASEMENT 396 22.500 8,909, WDK WOOD DECK 116 26.530 3,078, Net Sketched Area: 3,697 Total: 274,796, Size Ad 2744 Gross Area 3697 FinArea 2744

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten

SPEC FEATURES/YARD ITEMS

Table with 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

