181	39	0		1 of 1	RESIDENTIAL	TOTAL ASSESSED: 949,800
Map	Lot	Sublot	Building	Unit	CARD	!310!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	O'NEIL DAVID				
Owner 2:	O'NEIL BARBARA M				
Owner 3:					
Street 1:	4 MOCCASIN HL				
Street 2:					
Twn/City:	LINCOLN				
St/Prov:	MA	Cntry		Own Occ:	Y
Postal:	01773-4509			Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.99 ACRES of land mainly classified as ONE FAM with a(n) CONVENT`NL Building Built about 1929, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	251,200	30,000	1.990	668,600	949,800
Total Card	251,200	30,000	1.990	668,600	949,800
Total Parcel	251,200	30,000	1.990	668,600	949,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 403.83 | /Parcel: 403.83

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	10/17/11

PREVIOUS ASSESSMENT

Parcel ID: 181 39 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	253,400	30000	1.99	651,000	934,400	934,400	Create Final value 2019	6/4/2019
2018	101	FV	253,400	30000	1.99	651,000	934,400	934,400	Year End Roll	9/28/2017
2017	101	FV	243,000	30000	1.99	644,600	917,600	917,600	Year End Roll	9/29/2016
2016	101	FV	238,800	30000	1.99	626,200	895,000	895,000	Year End Roll	1/14/2016
2015	101	FV	230,400	30000	1.99	579,800	840,200	840,200	Year End	10/2/2014
2014	101	FV	228,300	30000	1.99	540,600	798,900	798,900	Year End Roll	1/23/2014
2013	101	FV	224,200	30000	1.99	524,600	778,800	778,800	Year End Roll	10/25/2012
2012	101	FV	217,600	30000	1.99	544,600	792,200	792,200	Year End	1/26/2012

PRINT

Date	Time
09/30/19	16:20:52

LAST REV

Date	Time
02/09/12	11:20:33
brennanp	
310	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVID O`NEIL	23419-212		7/14/1993	FAMILY	0	No	No			ALSO 110-1.06

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2005	3306	MANUAL	17,000	C				additonal fee for
2/8/2005	3122	ROOF		C	5/21/2005			
5/6/2004	2910	RENO-ADD	33,000	C	6/23/2004			Reno kit 5/21 100%
12/10/1992	180	GAR-BARN	10,000	C	12/23/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2011	MEAS/EXT INS	25	D ERSKINE
6/20/2006	MEAS/EXT INS	50	
5/21/2005	MEAS+INSPCTD	615	
6/23/2004	MEAS/EXT INS	615	
9/15/2001	M&L COMPLETE	615	
2/29/1996	MEAS+INSPCTD	606	
8/25/1995	PERMIT VISIT	606	
12/23/1993	PERMIT VISIT	600	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	110 37 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:	

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		80000		SQUARE FE	PRIME SITE		0	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.153		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									4,590						4,600	

Total AC/HA:	1.98955	Total SF/SM:	86664.80	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	668,590	Spl Credit		Total:	668,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL		
Sty Ht:	1T - 1T		
(Liv) Units:	1	Total:	1
Foundation:	3 - BRK OR STN		
Frame:	1 - WOOD		
Prime Wall:	1 - WOOD SHING		
Sec Wall:			%
Roof Struct:	1 - GABLE		
Roof Cover:	1 - ASPHALT		
Color:			
View / Desir:			

GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1929	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:			%
Partition:	T - TYPICAL		
Prim Floors:	2 - SOFTWOOD		
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:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	34.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	34	%

CALC SUMMARY

Basic $ / SQ:	87.00
Size Adj.:	1.00510204
Const Adj.:	1.00979996
Adj $ / SQ:	88.301
Other Features:	76000
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	380645
Depreciation:	129419
Depreciated Total:	251225

COMMENTS

INCL 110-1-6 (.35AC) .

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: 7 | BRs: 3 | Baths: 3 | HB

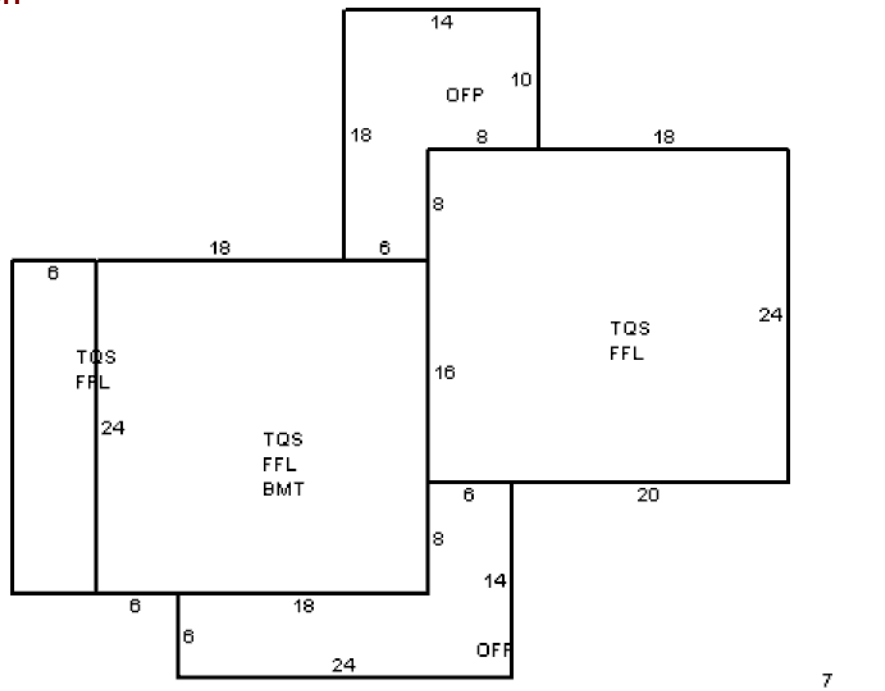
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,344	88.300	118,676
TQS	3/4 STORY	1,008	88.300	89,007
BMT	BASEMENT	576	22.080	12,715
OFP	OPEN PORCH	380	15.000	5,700

Net Sketched Area: 3,308 | Total: 226,098

Size Ad 2352 | Gross Area 3644 | FinArea 2352

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val 427300.0000

Juris. Factor: | Val/Su Fin: 106.80

Special Features: 0 | Val/Su Net: 75.94

Final Total: 251200 | Val/Su SzAd 106.80

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

181 39 0

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	216	A	FR	1929	15.00	T	75	101			800			800
32	BARN/LFT	D	Y	1	646	G	AV	1995	56.25	T	21	101			28,700			28,700
40	LEAN-TO	D	Y	1	114	G	AV	1995	7.50	T	40	101			500			500

More: N | Total Yard Items: 30,000 | Total Special Featues: | Total: 30,000