

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

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 Infru	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	8.3	1.084	R4									642,681						642,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	265,300	32,500	1.640	642,700	940,500
Total Card	265,300	32,500	1.640	642,700	940,500
Total Parcel	265,300	32,500	1.640	642,700	940,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		471.67	/Parcel: 471.67

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	05/19/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	263,300	32500	1.64	625,600	921,400	921,400	Create Final value 2019	6/4/2019
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
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	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

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	
5/21/2005	MEAS/EXT INS	615	
4/21/2005	MEAS/EXT INS	600	
10/6/2001	M&L COMPLETE	615	
2/29/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.63999	Total SF/SM:	71437.96	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	642,681	SpI Credit	Total:	642,700
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USER DEFINED

Prior Id # 1:	110 5 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:	

PRINT

Date	Time
09/30/19	16:21:15

LAST REV

Date	Time
06/07/17	09:42:10
apro	
314	

EXTERIOR INFORMATION

Table with exterior details including 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), and Color.

GENERAL INFORMATION

Table with general details including Grade (C+ - AVG. (+)), Year Blt (1960), Eff Yr Blt, Alt LUC, Alt %, Jurisdict, Fact, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with interior details including 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).

SPEC FEATURES/YARD ITEMS

Table with 13 columns: 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. Rows include GARAGE, STUDIO, PATIO.

Summary row: More: N, Total Yard Items: 32,500, Total Special Features: , Total: 32,500

BATH FEATURES

Table with bath details: 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).

OTHER FEATURES

Table with other features: Kits (1 Rating: VERY GOOD), A Kits, Rating, Frpl (1 Rating: AVERAGE), WSFlue, Rating.

CONDO INFORMATION

Table with condo details: Location, Total Units, Floor (1 - 1ST FLOOR), % Own, Name.

DEPRECIATION

Table with depreciation details: Phys Cond (VG - Very Good 14.%), Functional (%), Economic (%), Special (%), Override (%), Total: 14.8%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 92.00, Size Adj: 1.05090272, Const Adj: 1.01999998, Adj \$ / SQ: 98.617, Other Features: 78948, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 311420, Depreciation: 46090, Depreciated Total: 265330.

COMMENTS

Blank comments section.

RESIDENTIAL GRID

Table with residential grid details: 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).

REMODELING RES BREAKDOWN

Table with remodeling breakdown: Exterior: 2005, Interior: 2005, Additions, Kitchen: 2005, Baths: 2005, Plumbing, Electric, Heating: 2005, General: 2005. Totals: No Unit 1, RMS 8, BRS 4, FL 1.

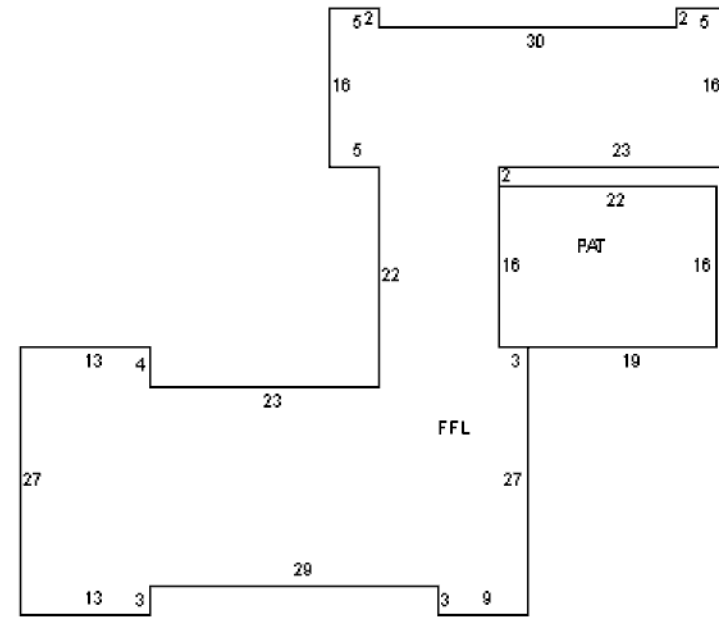
COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Summary row: WtAv\$/SQ, AvRate, Ind.Val 783892.3236, Juris. Factor, Val/Su Fin: 133.05, Special Features: 0, Val/Su Net: 113.09, Final Total: 265300, Val/Su SzAd: 133.05.

PARCEL ID

181 40 0

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Rows include FFL 1ST FLOOR (1,994, 98.620, 196,642) and PAT PATIO (352, 7.000, 2,464).

SUB AREA DETAIL

Table with sub area detail columns: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Summary row: Net Sketched Area: 2,346, Total: 199,106. Size Ad: 1994, Gross Area: 2346, Fin Area: 1994.

IMAGE

AssessPro Patriot Properties, Inc

