



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOESCH HEATHER
Owner 2:	
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:	RAJDEV TR - NEAL H
Owner 2:	RAJDEV TR - KIMBERLY A
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 CONTEMPORARY Building built about 1958, having primarily WOOD Exterior and 2370 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.093		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									3,255						3,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.930	406,900	79,100	961,700	1,447,700
Total Card 1.930 406,900 79,100 961,700 1,447,700					
Total Parcel 1.930 406,900 79,100 961,700 1,447,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 610.84		/Parcel: 610.84	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	376,200	73900	1.93	933,700	1,383,800		Year End Roll	12/2/2024
2024	101	FV	372,200	73900	1.93	914,800	1,360,900		Year end	11/9/2023
2023	101	FV	323,900	73900	1.93	742,800	1,140,600	1,140,600	Year end	11/3/2022
2022	101	FV	278,700	74500	1.93	687,600	1,040,800	1,040,800	Year End Roll	10/19/2021
2021	101	FV	251,300	32200	1.93	642,800	926,300	926,300	Year End Roll	10/15/2020
2020	101	FV	247,200	32200	1.93	666,800	946,200	946,200	Year End Roll	9/26/2019
2019	101	FV	245,200	32200	1.93	649,200	926,600	926,600	Create Final va	6/4/2019
2018	101	FV	204,300	32200	1.93	649,200	885,700	885,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RAJDEV TR,NEAL	84154-462		5/29/2025		2,520,000	No	No		
RAJDEV,NEAL H	80100-410		5/9/2022	CONVENIENC	99	No	No		
WALES TR,RUTH J	69346-296		5/26/2017		1,105,000	No	No		
WALES R LANGDON	23061-98		4/9/1993	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/30/2020	R-20-0015	RENO-ADD	425,000	C	10/2/2020			Convert 2 car gara
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
7/29/2021	QUESTIONNAIR	624	W Coelho
12/18/2018	MEAS/EXT INS	622	K Cuoco
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

