

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ZIMAROWSKI MARY JANE
Owner 2:	
Owner 3:	
Street 1:	15 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FLANDERS KEVIN -
Owner 2:	VICKERS SUSAN H -
Street 1:	15 MOCCASIN HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.52 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1956, having primarily WOOD Exterior and 1536 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 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		66211		SQUARE FE	PRIME SITE		0	11.98	1.15	R4									908,842						908,800	

Total AC/HA:	1.52000	Total SF/SM:	66211	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	908,842	SpI Credit	Total:	908,800
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.520	336,100		908,800	1,244,900
Total Card	1.520	336,100		908,800	1,244,900
Total Parcel	1.520	336,100		908,800	1,244,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		810.48	/Parcel: 810.48

Legal Description
2228
Entered Lot Size
Total Land:
Land Unit Type:

User Acct
0
GIS Ref
GIS Ref
Insp Date
10/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	309,300	0	1.52	882,300	1,191,600		Year End Roll	12/2/2024
2024	101	FV	305,800	0	1.52	864,800	1,170,600		Year end	11/9/2023
2023	101	FV	263,600	0	1.52	701,700	965,300	965,300	Year end	11/3/2022
2022	101	FV	224,100	0	1.52	649,400	873,500	873,500	Year End Roll	10/19/2021
2021	101	FV	210,100	0	1.52	606,900	817,000	817,000	Year End Roll	10/15/2020
2020	101	FV	206,500	0	1.52	629,700	836,200	836,200	Year End Roll	9/26/2019
2019	101	FV	204,700	0	1.52	613,000	817,700	817,700	Create Final va	6/4/2019
2018	101	FV	204,700	0	1.52	613,000	817,700	817,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLANDERS KEVIN,	51996-467		12/22/2008		780,000	No	No		
SUMMERS JULIA R	47579-325		6/3/2006		750,000	No	No		
HEALY EDWARD M	41640-387		12/18/2003		719,000	No	No		
HEALY EDWARD M,	30501-303		7/23/1999	CONVENIENC		1	No		
	8700-467		4/19/1956		4,400	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS/EXT INS	622	K Cuoco
10/6/2009	MEAS/EXT INS	25	D ERSKINE
10/25/2003	MEAS+INSPCTD	600	
9/7/2001	M&L COMPLETE	615	
2/28/1996	MEAS+INSPCTD	606	
7/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	110 26 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:	
CivilDistrict:	
Ratio:	

PRINT
 Date Time
 09/26/25 14:27:46
 LAST REV
 Date Time
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 298

