



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KASS JASON
Owner 2:	KASS COURTNEY
Owner 3:	
Street 1:	11 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KASS - JASON
Owner 2:	BERNASCONI - COURTNEY
Street 1:	11 MOCCASIN HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.25 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1976, having primarily CLAPBOARD Exterior and 2459 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 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		54450		SQUARE FE	PRIME SITE		0	11.98	1.33	R4									866,576						866,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.250	675,500	7,900	866,600	1,550,000
Total Card 1.250 675,500 7,900 866,600 1,550,000					
Total Parcel 1.250 675,500 7,900 866,600 1,550,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 630.34		/Parcel: 630.34	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	620,700	7400	1.25	841,300	1,469,400		Year End Roll	12/2/2024
2024	101	FV	613,800	7400	1.25	824,600	1,445,800		Year end	11/9/2023
2023	101	FV	531,100	7400	1.25	669,100	1,207,600	1,207,600	Year end	11/3/2022
2022	101	FV	452,500	7300	1.25	619,200	1,079,000	1,079,000	Year End Roll	10/19/2021
2021	101	FV	439,100	7300	1.25	578,700	1,025,100	1,025,100	Year End Roll	10/15/2020
2020	101	FV	431,900	7300	1.25	600,400	1,039,600	1,039,600	Year End Roll	9/26/2019
2019	101	FV	424,900	7300	1.25	584,500	1,016,700	1,016,700	Create Final va	6/4/2019
2018	101	FV	424,900	7300	1.25	584,500	1,016,700	1,016,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KASS,JASON	82156-415		10/31/2023	CONVENIENC		No	No		
MUENCH-NASRALLA	73007-515		7/29/2019		1,200,000	No	No		
VAGLIANO,JASON	57140-118		7/14/2011		995,500	No	No		
VAGLIANO JASON	51869-122		11/5/2008	FAMILY		1	No	No	9.4375% of 50% int from a custodial trust
VAGLIANO JASON	51869-119		11/5/2008	FAMILY		1	No	No	40.575 % is 50% int to 2 owners
VAGLIANO JASON	51869-116		11/5/2008	FAMILY		1	No	No	9.425% of 50% int. to 2 owners
VAGLIANO JASON	51869-111		11/5/2008	FAMILY		1	No	No	31.125 % of 50% int. split to 2 owners
VAGLIANO JASON	44896-151		3/30/2005	CONVENIENC		1	No	No	50% interst in two different trusts

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descr	Comment
5/12/2021	R-21-0086	RENO-ADD	214,230	O	10/27/2022			Remove existing su
4/26/2017	6728	WINDOWS	5,510	C				Replace 4 windows
4/6/2017	6710	MANUAL	8,410	C				Weatherization & a

ACTIVITY INFORMATION

Date	Result	By	Name
6/5/2012	MEAS/EXT INS	618	G BOURGAULT
7/7/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L COMPLETE	615	
2/27/1996	ENTRY DENIED	606	
10/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

