

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PEARSON BRADLEY
Owner 2:	PEARSON CANDACE
Owner 3:	
Street 1:	1 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	FITTON - TORIN
Owner 2:	-
Street 1:	1 MOCCASIN HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.24 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1956, having primarily BOARD+BATT Exterior and 1860 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		54014		SQUARE FE	PRIME SITE		0	11.98	1.34	R4									865,007						865,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.240	417,900	400	865,000	1,283,300
Total Card 1.240 417,900 400 865,000 1,283,300					
Total Parcel 1.240 417,900 400 865,000 1,283,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 689.95		/Parcel: 689.95	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	274,400	400	1.24	839,700	1,114,500		Year End Roll	12/2/2024
2024	101	FV	265,300	400	1.24	823,100	1,088,800		Year end	11/9/2023
2023	101	FV	229,200	400	1.24	667,900	897,500	897,500	Year end	11/3/2022
2022	101	FV	203,100	500	1.24	618,100	821,700	821,700	Year End Roll	10/19/2021
2021	101	FV	187,600	500	1.24	577,600	765,700	765,700	Year End Roll	10/15/2020
2020	101	FV	184,400	500	1.24	599,300	784,200	784,200	Year End Roll	9/26/2019
2019	101	FV	182,900	500	1.24	583,400	766,800	766,800	Create Final va	6/4/2019
2018	101	FV	182,900	500	1.24	583,400	766,800	766,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FITTON, TORIN	70560-51		1/26/2018		976,000	No	No		
NAIMAN ADELINE	57990-550		12/1/2011	DIVORCE/ESTA	525,000	No	No		DEATH CERT BK57990-541 AND 57990-544
NAIMAN MARK L,	28866-273		6/18/1998	CONVENIENC		1	No	No	
	10133-412		10/19/1962		31,450	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/28/2015	6092	RENOVATI	75,000	C	6/7/2016			Convert screen por
6/30/2014	5806	RENOVATI	75,000	C	5/20/2015			Remodel den, close
6/30/2013	5435	MANUAL	900	C	5/19/2014			sheet metal work f
4/16/2013	5375	RENOVATI	110,000	C	5/19/2014			remodel kit, laund
3/5/2013	5334	DEMOLITI	8,000	C	6/17/2013			demo kit cabinets,

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2016	PERMIT VISIT	618	G BOURGAULT
5/20/2015	PERMIT VISIT	619	DH
5/19/2014	MEAS/EXT INS	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/12/2012	SALES INSP	618	G BOURGAULT
9/15/2001	M&L COMPLETE	615	
5/6/1996	MEAS+INSPCTD	606	
2/29/1996	ENTRY DENIED	606	
9/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	110 35 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:	

