

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	FINCKE NANCY BOUCHARD
Owner 2:	FINCKE GREGORY LEO
Owner 3:	
Street 1:	14 MOCCASIN HL
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	KAUFMANN - CHRISTOPH
Owner 2:	HELLER - ELIZABETH J
Street 1:	14 MOCCASIN HL
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.38 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1955, having primarily CLAPBOARD Exterior and 1872 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		60112		SQUARE FE	PRIME SITE		0	11.98	1.23	R4									886,919						886,900	

Total AC/HA:	1.37998	Total SF/SM:	60112	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	886,919	SpI Credit	Total:	886,900
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.380	423,900	700	886,900	1,311,500
Total Card	1.380	423,900	700	886,900	1,311,500
Total Parcel	1.380	423,900	700	886,900	1,311,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		700.59	/Parcel: 700.59

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	338,400	600	1.38	861,000	1,200,000		Year End Roll	12/2/2024
2024	101	FV	334,500	600	1.38	844,000	1,179,100		Year end	11/9/2023
2023	101	FV	287,600	600	1.38	684,800	973,000	973,000	Year end	11/3/2022
2022	101	FV	210,700	600	1.38	633,700	845,000	845,000	Year End Roll	10/19/2021
2021	101	FV	203,600	600	1.38	592,300	796,500	796,500	Year End Roll	10/15/2020
2020	101	FV	200,100	600	1.38	614,500	815,200	815,200	Year End Roll	9/26/2019
2019	101	FV	196,700	600	1.38	598,200	795,500	795,500	Create Final va	6/4/2019
2018	101	FV	196,700	600	1.38	598,200	795,500	795,500	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAUFMANN,CHRIST	76775-248		1/25/2021		1,220,000	No	No		
HARTMAN ROBERT	53938-469		12/2/2009		752,000	No	No		
GROVER C STUART	37233-82		12/2/2002		760,000	No	No		
GROVER C STUART	36685-69		10/11/2002	CONVENIENC	100	No	No		
GROVER C STUART	31912-384		9/26/2000	CONVENIENC	99	No	No		
	8743-378		6/19/1956		4,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2002	2597	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2022	INFO FR MLS	625	J Frank
10/30/2018	MEAS+INSPCTD	622	K Cuoco
10/6/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS/EXT INS	615	
9/7/2001	M&L COMPLETE	615	
5/7/1996	MEAS+INSPCTD	606	
2/29/1996	ENTRY DENIED	606	
5/3/1994	INSPECTED	600	
1/6/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	110 6 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:	

Legal Description	User Acct
2208	0
	GIS Ref
	GIS Ref
	Insp Date
	10/30/18
	!315!
Parcel ID	181 9 0
PRINT	
Date	Time
09/26/25	14:29:22
LAST REV	
Date	Time
06/26/25	14:24:24
apro	
315	
PAT ACCT.	

