



Patriot Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
31		CONANT RD, LINCOLN

OWNERSHIP

Owner 1:	MORNEAU TR CHARLES E
Owner 2:	
Owner 3:	31 CONANT ROAD NOMINEE TR
Street 1:	31 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	COUNTRYSIDE BLDG DEVEL CORP -
Owner 2:	-
Street 1:	50 TONSET RD
Twn/City:	ORLEANS
St/Prov:	MA Cntry
Postal:	02653-3453

NARRATIVE DESCRIPTION

This Parcel contains 1.25 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2010, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descrp	%	Item	Code	Descrp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	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	8.08	1.328	R4									584,467						584,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,124,500		1.250	584,500	1,709,000
Total Card		1,124,500	1.250	584,500	1,709,000
Total Parcel		1,124,500	1.250	584,500	1,709,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 438.35		/Parcel: 438.35	

Legal Description	User Acct
	GIS Ref
	GIS Ref
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
2018	101	FV	1,124,500	0	1.25	584,500	1,709,000	1,709,000	Year End Roll	9/28/2017
2017	101	FV	1,008,000	0	1.25	578,700	1,586,700	1,586,700	Year End Roll	9/29/2016
2016	101	FV	975,300	0	1.25	562,000	1,537,300	1,537,300	Year End Roll	1/14/2016
2015	101	FV	951,100	0	1.25	520,100	1,471,200	1,471,200	Year End	10/2/2014
2014	101	FV	886,400	0	1.25	484,600	1,371,000	1,371,000	Year End Roll	1/23/2014
2013	101	FV	870,300	0	1.25	470,200	1,340,500	1,340,500	Year End Roll	10/25/2012
2012	101	FV	739,700	0	1.25	488,300	1,228,000	1,228,000	Year End	1/26/2012
2011	101	FV	534,300	2300	1.25	504,900	1,041,500	1,041,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
COUNTRYSIDE BLD	56676-1		3/31/2011		1450000	No	No	
DOUGHTY CHRISTO	54495-265		4/2/2010	CHD>SALE	550000	No	No	
DOUGHTY MARTHA	12504-548		8/21/1973	FAMILY	15751	No	No	

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/21/2010	4430	NEW HOME	540,000	C	6/23/2011			75%complete
3/9/2010	4396	DEMOLITI		C	7/28/2010			demo house and gar

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2011	SALES INSP	618	G BOURGAULT
7/28/2010	PERMIT VISIT	25	D ERSKINE
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L EXTERIOR	615	D VELUTTI
11/10/1995	MEAS+INSPCTD	607	D KEARLY
7/1/1985	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.25000	Total SF/SM: 54450.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 584,467	Spl Credit	Total: 584,500
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