



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	S&J VENTURES LLC
Owner 2:	MASS LIMITED LIABILITY COMPANY
Owner 3:	
Street 1:	288 NEVADA STREET
Street 2:	
Twn/City:	NEWTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02460 Type:

**PREVIOUS OWNER**

Owner 1:	TORODE - PETER W
Owner 2:	TORODE - STEVEN D
Street 1:	4 GANNETT RD
Twn/City:	SCITUATE
St/Prov:	MA Cntry
Postal:	02066

**NARRATIVE DESCRIPTION**

This Parcel contains 8.2 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2016, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		6.363		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									38,178						38,200	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,037,800	35,200	8.200	684,600	1,757,600	3631	0				
							GIS Ref				
							GIS Ref				
Total Card					1,037,800	35,200	8.200	684,600	1,757,600	Entered Lot Size	
Total Parcel					1,037,800	35,200	8.200	684,600	1,757,600	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			371.43	/Parcel:	371.43	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	1,037,800	35200	8.2	684,600	1,757,600	1,757,600	Year End Roll	9/28/2017
2017	101	FV	682,800	35200	8.2	678,200	1,396,200	1,396,200	Year End Roll	9/29/2016
2016	101	FV	2,800	0	8.2	659,800	662,600	662,600	Year End Roll	1/14/2016
2015	101	FV	60,000	10400	8.2	613,400	683,800	683,800	Year End	10/2/2014
2014	101	FV	57,300	10400	8.2	574,200	641,900	641,900	Year End Roll	1/23/2014
2013	101	FV	56,000	10400	8.2	558,200	624,600	624,600	Year End Roll	10/25/2012
2012	101	FV	56,000	10400	8.63	580,800	647,200	647,200	Year End	1/26/2012
2011	101	FV	58,000	10400	8.63	599,200	667,600	667,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TORODE,PETER W	64691-582		12/19/2014	CHD>SALE	850000	No	No			
TORODE LORRAINE	31125-507		1/19/2000	CONVENIENC		1	No	No		LIFE ESTATE
	7002-456		10/19/1946			0	No	No		

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/7/2016	6459	RENOVATI	2,400	C	2/7/2017			Amend permit 6017
6/2/2016	6451	SHEET MT	18,000	C	2/7/2017			Sheet metal work f
6/2/2016	6450	SOLAR PA	17,579	C				Install solar pane
3/2/2015	6018	GARAGE	57,000	C	6/7/2016			Garage complete.
3/2/2015	6017	NEW HOME	696,000	C	6/7/2016			Single family hous
2/25/2015	6015	DEMOLITI	250	C	5/18/2015			Demolish shed stru
2/25/2015	6014	DEMOLITI	250	C	5/18/2015			Demolish shed stru
2/25/2015	6013	DEMOLITI	7,500	C	5/18/2015			Demolish barn stru
2/25/2015	6012	DEMOLITI	30,000	C	5/18/2015			Demolish existing
7/31/2003	2740	MANUAL		C	5/29/2004			repair or repl exi

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/7/2016	PERMIT VISIT	618	G BOURGAULT
5/18/2015	PERMIT VISIT	619	DH
10/8/2009	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	D VELUTTI
11/25/2000	M&L COMPLETE	610	M FLYNN
5/29/2000	MEAS/EXT INS	611	P MULHERN
3/6/1999	MEAS/EXT INS	602	D TUCKER
12/8/1997	ABATE-INSPEC	600	PA
11/17/1995	MEAS+INSPECTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

