



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MATTES SARA A
Owner 2:	RITZ JEROME
Owner 3:	
Street 1:	71 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1979, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:				Topo		
D				Street	1	PAVED
s				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		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									690						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	535,600	5,500	1.860	647,100	1,188,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 287.09						/Parcel: 287.09	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	535,600	5500	1.86	647,100	1,188,200	1,188,200	Year End Roll	9/28/2017
2017	101	FV	526,000	5500	1.86	640,700	1,172,200	1,172,200	Year End Roll	9/29/2016
2016	101	FV	510,900	5500	1.86	622,300	1,138,700	1,138,700	Year End Roll	1/14/2016
2015	101	FV	496,800	5500	1.86	575,900	1,078,200	1,078,200	Year End	10/2/2014
2014	101	FV	459,000	5500	1.86	536,700	1,001,200	1,001,200	Year End Roll	1/23/2014
2013	101	FV	449,500	5500	1.86	520,700	975,700	975,700	Year End Roll	10/25/2012
2012	101	FV	449,500	5500	1.86	540,700	995,700	995,700	Year End	1/26/2012
2011	101	FV	474,300	5500	1.86	559,100	1,038,900	1,038,900	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVY EDGAR	13493-588		7/19/1978		52000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/13/2016	6555	SIDING	50	C				Replace damaged si
12/15/2012	5263	ROOF	13,200	C				strip & re-roof 90
11/9/2012	5228	SOLAR PA	34,000	C				install roof mount
11/14/2002	2616	MANUAL	1,500	C	6/27/2003			cut in new window,

ACTIVITY INFORMATION

Date	Result	By	Name
10/6/2009	MEAS+INSPCTD	25	D ERSKINE
6/27/2003	MEAS/EXT INS	615	D VELUTTI
11/18/2000	M&L EXTERIOR	610	M FLYNN
11/17/1995	MEAS+INSPCTD	607	D KEARLY
2/22/1995	MEAS/EXT INS	601	PAUL MARSH
1/7/1993	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.85955 Total SF/SM: 81002.00 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 647,090 Spl Credit Total: 647,100

