



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALLISON GEOFFREY P
Owner 2:	ALLISON LESLEY M
Owner 3:	
Street 1:	75 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 3.11 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1935, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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 Influ	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		1.273		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									38,190						38,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	439,300	9,100	3.110	684,600	1,133,000
Total Card	439,300	9,100	3.110	684,600	1,133,000
Total Parcel	439,300	9,100	3.110	684,600	1,133,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		280.45	/Parcel: 280.45

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	439,300	9100	3.11	684,600	1,133,000	1,133,000	Year End Roll	9/28/2017
2017	101	FV	423,100	7800	3.11	678,200	1,109,100	1,109,100	Year End Roll	9/29/2016
2016	101	FV	407,000	7800	3.11	659,800	1,074,600	1,074,600	Year End Roll	1/14/2016
2015	101	FV	403,000	7800	3.11	613,400	1,024,200	1,024,200	Year End	10/2/2014
2014	101	FV	375,500	7800	3.11	574,200	957,500	957,500	Year End Roll	1/23/2014
2013	101	FV	367,600	7800	3.11	558,200	933,600	933,600	Year End Roll	10/25/2012
2012	101	FV	375,500	7800	3.11	578,200	961,500	961,500	Year End	1/26/2012
2011	101	FV	396,100	7800	3.11	596,600	1,000,500	1,000,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GEORGE + RUTH B	19562-139		12/29/1988	FAMILY		0	No	No		

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/13/2011	4888	RENOVATI	2,869	C	3/5/2012			add exterior door;
10/3/2008	4061	MANUAL		C				install a wood pel
2/19/1999	1631	KITCHEN	12,000	C	6/5/1999			
11/20/1998	1587	MANUAL		C	6/5/1999			pellet stove

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
6/5/1999	MEAS+INSPCTD	602	D TUCKER
12/6/1995	MEAS/EXT INS	607	D KEARLY
5/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

