



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR SHERMAN P
Owner 2:	DAVIS TR PHYLLIS M
Owner 3:	THREE HOUSES REALTY TRUST
Street 1:	47 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 MULT HS with a(n) BUNGALOW Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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
109	MULT HS		0		NO UNITS	NOLAND		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
109	88,600		0.000		88,600
Total Card		88,600	0.000		88,600
Total Parcel		361,900	3,500	1,860	647,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 105.48		/Parcel: 324.52	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	11/25/00

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

Parcel ID 182 27 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	FIELDREV CHG	622	K Cuoco
11/25/2000	M&L COMPLETE	610	M FLYNN
7/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 109 MULT HS	Prime NB Desc RES CAT 4	Total:	Spl Credit	Total:
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