



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VANLEER R KARL		
Owner 2:	VANLEER RACHEL D		
Owner 3:			
Street 1:	59 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 7.32 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1961, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		4.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									122,490						122,500	
101	ONE FAM		0.02		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									600						600	
101	ONE FAM		1.38		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									8,280						8,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	345,000	26,400	7.320	928,200	1,299,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 458.48						/Parcel: 458.48	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	345,000	26400	7.32	928,200	1,299,600	1,299,600	Year End Roll	9/28/2017
2017	101	FV	335,100	26400	7.32	928,200	1,289,700	1,289,700	Year End Roll	9/29/2016
2016	101	FV	322,200	26400	7.32	876,200	1,224,800	1,224,800	Year End Roll	1/14/2016
2015	101	FV	319,000	26400	7.32	821,000	1,166,400	1,166,400	Year End	10/2/2014
2014	101	FV	296,500	26400	7.32	811,400	1,134,300	1,134,300	Year End Roll	1/23/2014
2013	101	FV	290,100	26400	7.32	791,400	1,107,900	1,107,900	Year End Roll	10/25/2012
2012	101	FV	300,900	26400	7.32	833,400	1,160,700	1,160,700	Year End	1/26/2012
2011	101	FV	317,600	26400	7.32	857,300	1,201,300	1,201,300	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VANLEER R KARL	13237-293		7/15/1977	FAMILY		0 No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
10/17/2011	MEAS+INSPCTD	25	D ERSKINE
12/22/2006	MEAS+INSPCTD	100	B MORGAN
8/18/2001	ENTRY DENIED	615	D VELUTTI
11/16/1995	MEAS+INSPCTD	607	D KEARLY
5/1/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	7.31955	Total SF/SM:	318839.59	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	928,170	Spl Credit		Total:	928,200
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

