



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR SHERMAN
Owner 2:	DAVIS TR PHYLLIS M
Owner 3:	ROAD PIECE REALTY TRUST
Street 1:	47 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	DAVIS SHERMAN -
Owner 2:	-
Street 1:	47 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This Parcel contains .9 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		0.9		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									27,000						27,000	Unbuildable

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			0.900	27,000	27,000		0
Total Card							0.900 27,000 27,000
Total Parcel							0.900 27,000 27,000
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A			/Parcel: N/A		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	132	FV		0	.9	27,000	27,000	27,000	Year End Roll	9/28/2017
2017	132	FV		0	.9	27,000	27,000	27,000	Year End Roll	9/29/2016
2016	132	FV		0	.9	27,000	27,000	27,000	Year End Roll	1/14/2016
2015	132	FV		0	.9	27,000	27,000	27,000	Year End	10/2/2014
2014	132	FV		0	.9	27,000	27,000	27,000	Year End Roll	1/23/2014
2013	132	FV		0	.78	23,400	23,400	23,400	Year End Roll	10/25/2012
2012	132	FV		0	.78	23,400	23,400	23,400	Year End	1/26/2012
2011	132	FV		0	.78	23,400	23,400	23,400	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS SHERMAN,	28059-130		1/8/1998	CONVENIENC		1	Yes	No		
DAVIS PRESCOTT	14921-145		3/7/1983	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

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	0.90000	Total SF/SM:	39204.00	Parcel LUC:	132 UNDEV	Prime NB Desc:	RES CAT 4	Total:	27,000	SpI Credit:		Total:	27,000
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