



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KUNITAKE HIROKO
Owner 2:	DEMBOWSKI MICHAEL J
Owner 3:	
Street 1:	116 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3908 Type:

PREVIOUS OWNER

Owner 1:	HERSCHBACH - GEORGENE B
Owner 2:	-
Street 1:	116 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3908

NARRATIVE DESCRIPTION

This Parcel contains 2.34 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1969, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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:						
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 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		0.503		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									15,090						15,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	294,400	17,800	2.340	661,500	973,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 375.95						/Parcel: 375.95	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	294,400	17800	2.34	661,500	973,700	973,700	Year End Roll	9/28/2017
2017	101	FV	289,200	17800	2.34	655,100	962,100	962,100	Year End Roll	9/29/2016
2016	101	FV	250,700	17800	2.34	636,700	905,200	905,200	Year End Roll	1/14/2016
2015	101	FV	243,800	17800	2.34	590,300	851,900	851,900	Year End	10/2/2014
2014	101	FV	225,400	17800	2.34	551,100	794,300	794,300	Year End Roll	1/23/2014
2013	101	FV	220,800	17800	2.34	535,100	773,700	773,700	Year End Roll	10/25/2012
2012	101	FV	239,100	17800	2.34	555,100	812,000	812,000	Year End	1/26/2012
2011	101	FV	244,200	17800	2.34	573,500	835,500	835,500	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HERSCHBACH,GEOR	66033-85		9/4/2015		1050000	No	No			
HERSCHBACH DUDL	26104-445		3/4/1996	FAMILY		1	No	No		
	11347-401		6/19/1967		14000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
2/18/2016	SALES INSP	618	G BOURGAULT
7/9/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L EXTERIOR	615	D VELUTTI
5/24/1996	MEAS+INSPCTD	606	J SMITH
12/6/1995	MEAS/EXT INS	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.33955	Total SF/SM: 101910.80	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 661,490	SpI Credit	Total: 661,500
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