



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	PUFFER JR TR RICHARD F
Owner 2:	PUFFER TR MARGARET G
Owner 3:	PUFFER FAMILY REALTY TRUST
Street 1:	10 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3909 Type:

**PREVIOUS OWNER**

Owner 1:	PUFFER JR - RICHARD F
Owner 2:	PUFFER - MARGARET G
Street 1:	10 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3909

**NARRATIVE DESCRIPTION**

This Parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									960						1,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	406,200		1.997	647,400	1,053,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 334.37						/Parcel: 334.37	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	406,200	0	1.997	647,400	1,053,600	1,053,600	Year End Roll	9/28/2017
2017	101	FV	399,600	0	1.997	641,000	1,040,600	1,040,600	Year End Roll	9/29/2016
2016	101	FV	390,100	0	1.997	622,600	1,012,700	1,012,700	Year End Roll	1/14/2016
2015	101	FV	378,900	0	1.997	576,200	955,100	955,100	Year End	10/2/2014
2014	101	FV	349,300	0	1.997	537,000	886,300	886,300	Year End Roll	1/23/2014
2013	101	FV	341,900	0	1.997	521,000	862,900	862,900	Year End Roll	10/25/2012
2012	101	FV	341,900	0	2.	487,900	829,800	829,800	Year End	1/26/2012
2011	101	FV	349,300	0	2.	504,300	853,600	853,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PUFFER JR,RICHA	62313-19		7/25/2013	FAMILY		99	No	No		
PUFFER RICHARD	16250-2		6/27/1985	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/28/2018	6988	MANUAL	2,169	C				Weatherization & a
7/26/2007	3738	ADDITION	5,000	C	6/26/2008			bedroom addition a
5/12/2000	1964	ROOF		C	6/30/2001			
10/28/1993	379	W/S FLUE		C	12/14/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/19/2017	MEAS/EXT INS	4	JG
6/26/2008	MEAS+INSPCTD	100	B MORGAN
8/18/2001	M&L COMPLETE	613	M COLE
12/5/1995	MEAS+INSPCTD	607	D KEARLY
12/14/1993	PERMIT VISIT	600	PA
12/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.99655	Total SF/SM:	86969.72	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	647,360	Spl Credit		Total:	647,400
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