



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	CAREY WILLIAM C
Owner 2:	CAREY SCARLETT H
Owner 3:	
Street 1:	15 CONANT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	WILLIAMSON - MARY ALICE
Owner 2:	-
Street 1:	15 CONANT ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.06 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1703, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 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 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.223		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									6,690						6,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	558,100	8,400	2.060	670,700	1,237,200	2158	0				
							GIS Ref				
							GIS Ref				
Total Card					558,100	8,400	2.060	670,700	1,237,200	Entered Lot Size	
Total Parcel					730,300	8,400	2.060	670,700	1,409,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			322.02	/Parcel:	279.53	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	698,100	8400	2.06	653,100	1,359,600	1,359,600	Create Final value 2019	6/4/2019
2018	101	FV	698,100	8400	2.06	653,100	1,359,600	1,359,600	Year End Roll	9/28/2017
2017	101	FV	690,100	8400	2.06	646,700	1,345,200	1,345,200	Year End Roll	9/29/2016
2016	101	FV	675,700	8400	2.06	628,300	1,312,400	1,312,400	Year End Roll	1/14/2016
2015	101	FV	608,400	8400	2.06	581,900	1,198,700	1,198,700	Year End	10/2/2014
2014	101	FV	562,200	8400	2.06	542,700	1,113,300	1,113,300	Year End Roll	1/23/2014
2013	101	FV	539,900	8400	2.06	526,700	1,075,000	1,075,000	Year End Roll	10/25/2012
2012	101	FV	542,400	8400	2.06	546,700	1,097,500	1,097,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAMSON, MARY	70927-569		4/27/2018		1535000	No	No			
AMBASH, JOSEPH W	63423-273		3/28/2014		1442000	No	No			
AMBASH, JOSEPH W	56287-511		1/14/2011	FAMILY		1	No	No		
SOYKA, MARK	49059-572		2/28/2007		1295000	No	No			
KASSNER, MICHAEL	31472-472		6/1/2000		750000	No	No			
KASSNER, PATRICI	14364-150		7/28/1981	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/7/2018	7160	ROOF	75,000	C				Remove roof shingl
5/22/2015	6089	MANUAL	5,000	C				Amend permit 5705
12/8/2014	5969	RENOVATI	190,000	C				Amend #5705 to mak
4/8/2014	5705	RENOVATI	68,000	C				Remodel kitchen an
7/16/2012	5096	RENOVATI	14,000	C	6/17/2013			bath reno
3/18/2011	4665	RENOVATI	42,000	C	7/6/2011			relocate kit from
12/29/2009	4364	MANUAL	2,500	C				install chimney li
4/10/2007	3644	RENOVATI	11,500	C	6/14/2007			reinforce fl frami
10/3/2003	2787	APARTMEN	35,000	C	6/24/2004			
11/6/2002	2611	MANUAL	45,000	C	6/27/2003			carport, screened

ACTIVITY INFORMATION

Date	Result	By	Name
6/17/2015	PERMIT VISIT	619	DH
6/17/2013	MEAS/EXT INS	25	D ERSKINE
7/6/2011	PERMIT VISIT	25	D ERSKINE
6/14/2007	MEAS/EXT INS	100	
6/24/2004	MEAS/EXT INS	615	
6/27/2003	MEAS/EXT INS	615	
6/29/2002	MEAS+INSPCTD	613	
8/18/2001	ENTRY DENIED	615	
7/13/2001	MEAS/EXT INS	613	

Sign: VERIFICATION OF VISIT NOT DATA

