



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DUBOULOZ STEPHAN
Owner 2:	DUBOULOZ ANNE-FLORENCE
Owner 3:	
Street 1:	50 HANCOCK ST
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	CHAMPENY JOHN C -
Owner 2:	-
Street 1:	C/O SUSAN CHAMPENY
Twn/City:	WORCESTER
St/Prov:	MA Cntry
Postal:	01609

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	7.	1.000	R3									560,000						560,000	

Total AC/HA:	1.83655	Total SF/SM:	80000.12	Parcel LUC:	130 LAND	Prime NB Desc	RES CAT 3	Total:	560,000	SpI Credit	Total:	560,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			1.837	560,000	560,000		0
							GIS Ref
							GIS Ref
							Insp Date
Total Card			1.837	560,000	560,000	Entered Lot Size	
Total Parcel			1.837	560,000	560,000	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	130	FV		0	1.837	542,400	542,400	542,400	Create Final value 2019	6/4/2019
2018	130	FV		0	1.837	542,400	542,400	542,400	Year End Roll	9/28/2017
2017	130	FV		0	1.837	512,000	512,000	512,000	Year End Roll	9/29/2016
2016	130	FV		0	1.837	496,800	496,800	496,800	Year End Roll	1/14/2016
2015	130	FV		0	1.837	460,000	460,000	460,000	Year End	10/2/2014
2014	130	FV		0	1.837	412,000	412,000	412,000	Year End Roll	1/23/2014
2013	130	FV		0	1.837	400,000	400,000	400,000	Year End Roll	10/25/2012
2012	130	FV		0	1.837	417,000	417,000	417,000	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHAMPENY JOHN C	53477-178		8/31/2009	MULTI-PARCEL	1100000	No	No			
DAVIS PRESCOTT	16937-284		4/24/1986		200000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	109 4 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	16:13:12

LAST REV

Date	Time
04/28/14	14:28:49

brennanp
227

