



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	NOWAK MARTIN
Owner 2:	NOWAK URSULA
Owner 3:	
Street 1:	33 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

**PREVIOUS OWNER**

Owner 1:	TARTAGLIA NUNZIO A -
Owner 2:	TARTAGLIA HOLLACE A -
Street 1:	33 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3912

**NARRATIVE DESCRIPTION**

This Parcel contains 4. ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		2.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									64,890						64,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,057,200	22,800	4.000	728,900	1,808,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 361.64						/Parcel: 361.64	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,072,400	15300	4.	711,300	1,799,000	1,799,000	Create Final value 2019	6/4/2019
2018	101	FV	1,072,400	15300	4.	711,300	1,799,000	1,799,000	Year End Roll	9/28/2017
2017	101	FV	961,300	15300	4.	704,900	1,681,500	1,681,500	Year End Roll	9/29/2016
2016	101	FV	930,100	15300	4.	686,500	1,631,900	1,631,900	Year End Roll	1/14/2016
2015	101	FV	906,700	15300	4.	640,100	1,562,100	1,562,100	Year End	10/2/2014
2014	101	FV	844,200	15300	4.	600,900	1,460,400	1,460,400	Year End Roll	1/23/2014
2013	101	FV	828,600	15300	4.	584,900	1,428,800	1,428,800	Year End Roll	10/25/2012
2012	101	FV	828,600	15300	4.	604,900	1,448,800	1,448,800	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TARTAGLIA NUNZI	37145-59		11/22/2002		1575000	No	No			
ROGERS DIANA V	22155-474		6/25/1992		930000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/17/2012	5200	SOLAR PA	22,000	C				install roof mount
6/5/2012	5055	ROOF		C				strip & re-roof ho

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/6/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
8/18/2001	M&L EXTERIOR	615	
11/10/1995	MEAS+INSPCTD	607	
6/29/1994	FIELDREV CHG	600	
12/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

