



**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 Infru | 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     |          | 0.16        |                    | 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                                   | 418,900        |            | 1.997     | 665,000    | 1,083,900   |                   |           |
| Total Card                            |                |            |           |            |             | Entered Lot Size  |           |
| Total Parcel                          |                |            |           |            |             | Total Land:       |           |
| Source: Market Adj Cost               |                |            |           |            |             | Land Unit Type:   |           |
| Total Value per SQ unit /Card: 343.99 |                |            |           |            |             | /Parcel: 343.99   |           |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2019   | 101 | FV  | 406,200    | 0         | 1.997     | 647,400    | 1,053,600   | 1,053,600     | Create Final value 2019 | 6/4/2019   |
| 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  |

**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 |      |
| 8/18/2001  | M&L COMPLETE | 613 |      |
| 12/5/1995  | MEAS+INSPCTD | 607 |      |
| 12/14/1993 | PERMIT VISIT | 600 |      |
| 12/1/1987  | INSPECTED    | 601 |      |

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: | 664,960 | SpI Credit |  | Total: | 665,000 |
|--------------|---------|--------------|----------|-------------|-------------|---------------|-----------|--------|---------|------------|--|--------|---------|

