



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FLORES JOE B
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6277
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-6278 Type:

**PREVIOUS OWNER**

Owner 1:	WHITNEY JR THOMAS HP TR OF THE -
Owner 2:	CONANT ROAD NOMINEE TRUST -
Street 1:	PO BOX 961989
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02196-1989

**NARRATIVE DESCRIPTION**

This Parcel contains 2.8 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1964, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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:						
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.	1.000	R4									640,000						640,000	
101	ONE FAM		0.903		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									27,090						27,100	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									360						400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	433,900	87,100	2.800	667,500	1,188,500		0
							GIS Ref
							GIS Ref
Total Card	433,900	87,100	2.800	667,500	1,188,500	Entered Lot Size	
Total Parcel	433,900	87,100	2.800	667,500	1,188,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		340.74	/Parcel:	340.74	Insp Date
						Land Unit Type:	05/19/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	426,800	87100	2.8	691,500	1,205,400	1,205,400	Year End Roll	9/26/2019
2019	101	FV	404,700	87100	2.8	673,900	1,165,700	1,165,700	Create Final value 2019	6/4/2019
2018	101	FV	404,700	87100	2.8	673,900	1,165,700	1,165,700	Year End Roll	9/28/2017
2017	101	FV	397,900	87100	2.8	667,500	1,152,500	1,152,500	Year End Roll	9/29/2016
2016	101	FV	386,700	87100	2.8	649,100	1,122,900	1,122,900	Year End Roll	1/14/2016
2015	101	FV	376,700	72600	2.8	602,700	1,052,000	1,052,000	Year End	10/2/2014
2014	101	FV	338,000	0	2.8	563,500	901,500	901,500	Year End Roll	1/23/2014
2013	101	FV	331,300	0	2.8	547,500	878,800	878,800	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITNEY JR THOM	57328-203		8/22/2011		900000	No	No			
RUGO HENRY J TR	47773-360		7/7/2006	CONVENIENC	10	No	No			
RUGO HENRY J,	47054-490		3/2/2006	FAMILY	10	No	No			
	10349-12		9/19/1963		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/6/2019	R-19-0073	FENCE	35,000	C				Install a white ce
7/5/2016	6492	MANUAL		C				Extend stone wall
7/30/2014	5852	MANUAL	85	C				
11/22/2013	5608	BARN		C				allow framing chan
7/17/2013	5480	BARN	250,000	C	5/2/2019			construct horse st
10/4/2011	4876	KITCHEN	15,000	C				Replace kit cabine

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
5/19/2014	MEAS/EXT INS	25	D ERSKINE
5/31/2012	SALES INSP	618	G BOURGAULT
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	ENTRY DENIED	613	
12/6/1995	MEAS/EXT INS	607	
10/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.79955 Total SF/SM: 121948.40 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 667,450 Spl Credit Total: 667,500

