



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	TRANCHINO JESSICA W
Owner 2:	TRANCHINO CHRISTOPHER G
Owner 3:	
Street 1:	90 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	DOYLE - KATHRYN NEAL
Owner 2:	-
Street 1:	90 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1920, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 11 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 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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									60						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	799,200	900	1.860	560,500	1,360,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 297.95						/Parcel: 297.95	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	748,800	900	1.86	560,500	1,310,200	1,310,200	Year End Roll	9/26/2019
2019	101	FV	728,100	900	1.86	542,900	1,271,900	1,271,900	Create Final value 2019	6/4/2019
2018	101	FV	597,000	900	1.86	542,900	1,140,800	1,140,800	Year End Roll	9/28/2017
2017	101	FV	571,100	900	1.86	512,500	1,084,500	1,084,500	Year End Roll	9/29/2016
2016	101	FV	549,800	900	1.86	497,300	1,048,000	1,048,000	Year End Roll	1/14/2016
2015	101	FV	529,500	900	1.86	460,500	990,900	990,900	Year End	10/2/2014
2014	101	FV	524,400	900	1.86	412,500	937,800	937,800	Year End Roll	1/23/2014
2013	101	FV	514,200	900	1.86	400,500	915,600	915,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOYLE, KATHRYN N	73484-315		10/18/2019		1360000	No	No			
WOLFF JR, JAMES	69828-535		8/25/2017		1375000	No	No			
DAVIS PRESCOTT	16075-475		3/28/1985		235000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/3/2015	6218	ROOF	21,950	C				Strip and re-roof
5/6/2008	3934	TEMPORAR		C				tent 5-16 to 5-19
12/4/2002	2623	RENOVATI	51,500	C	6/27/2003			2 bathrooms
5/8/1998	1413	ADDITION	215,000	C	6/4/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS/EXT INS	25	D ERSKINE
6/27/2003	MEAS/EXT INS	615	
6/30/1999	MEAS/EXT INS	602	
3/6/1999	MEAS+INSPCTD	602	
6/4/1998	MEAS/EXT INS	602	
11/17/1995	MEAS+INSPCTD	607	
12/13/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 1.85955 Total SF/SM: 81002.00 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 3 Total: 560,450 Spl Credit Total: 560,500

