



**Patriot Properties Inc.**

**PROPERTY LOCATION**

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 79 |        | CONANT RD, LINCOLN    |

**OWNERSHIP**

|           |                           |
|-----------|---------------------------|
| Owner 1:  | DAVIS TR SHERMAN P        |
| Owner 2:  | DAVIS TR PHYLLIS M        |
| Owner 3:  | THREE HOUSES REALTY TRUST |
| Street 1: | 47 CONANT RD              |
| Street 2: |                           |
| Twn/City: | LINCOLN                   |
| St/Prov:  | MA Cntry Own Occ: Y       |
| Postal:   | 01773-3906 Type:          |

**PREVIOUS OWNER**

|           |       |
|-----------|-------|
| Owner 1:  |       |
| Owner 2:  |       |
| Street 1: |       |
| Twn/City: |       |
| St/Prov:  | Cntry |
| Postal:   |       |

**NARRATIVE DESCRIPTION**

This Parcel contains 1.86 ACRES of land mainly classified as MULT HS with a(n) BUNGALOW Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 Bdrms.

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |

**PROPERTY FACTORS**

| Item       | Code | Descip      | %   | Item    | Code | Descip |
|------------|------|-------------|-----|---------|------|--------|
| 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 |
|----------|-------------|----------|-------------|--------------------|-----------|-----------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 109      | MULT HS     |          | 0           |                    | NO UNITS  | NOLAND    |           | 0          | 0.         | 0.000 | R4    |            |           |        |   |        |   |        |   |                 |           |   |           |        |      |           |       |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code                | Building Value | Yard Items                            | Land Size | Land Value      | Total Value |
|-------------------------|----------------|---------------------------------------|-----------|-----------------|-------------|
| 109                     | 91,700         |                                       | 0.000     |                 | 91,700      |
| Total Card              |                | 91,700                                | 0.000     |                 | 91,700      |
| Total Parcel            |                | 379,900                               | 3,500     | 1,860           | 640,700     |
| Source: Market Adj Cost |                | Total Value per SQ unit /Card: 109.17 |           | /Parcel: 328.24 |             |

| Legal Description | User Acct |
|-------------------|-----------|
|                   | 0         |
|                   | GIS Ref   |
|                   | GIS Ref   |
|                   | Insp Date |
|                   | 11/25/00  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------|------|
|        |     |     |            |           |           |            |             |               |       |      |

Parcel ID 182 27 0

**SALES INFORMATION**

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|---------|-----------|------|------|-----------|------------|---|-----|-------|-----------------|-------|
|         |           |      |      |           |            |   |     |       |                 |       |

TAX DISTRICT

PAT ACCT.

**BUILDING PERMITS**

| Date | Number | Descip | Amount | C/O | Last Visit | Fed Code | F. Descip | Comment |
|------|--------|--------|--------|-----|------------|----------|-----------|---------|
|      |        |        |        |     |            |          |           |         |

**ACTIVITY INFORMATION**

| Date       | Result       | By  | Name    |
|------------|--------------|-----|---------|
| 6/10/2018  | FIELDREV CHG | 622 | K Cuoco |
| 11/25/2000 | M&L COMPLETE | 610 |         |
| 7/1/1991   | INSPECTED    | 601 |         |

Sign: VERIFICATION OF VISIT NOT DATA \_\_\_/\_\_\_/\_\_\_

|                      |                   |                         |                         |        |            |        |
|----------------------|-------------------|-------------------------|-------------------------|--------|------------|--------|
| Total AC/HA: 0.00000 | Total SF/SM: 0.00 | Parcel LUC: 109 MULT HS | Prime NB Desc RES CAT 4 | Total: | Spl Credit | Total: |
|----------------------|-------------------|-------------------------|-------------------------|--------|------------|--------|

