



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LAGRECA TR CARL A
Owner 2:	ANIL KUMAR IRREVOCABLE TRUST
Owner 3:	
Street 1:	99 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

**PREVIOUS OWNER**

Owner 1:	Kumar - Anil
Owner 2:	Kumar - Suparna
Street 1:	99 Conant Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3906

**NARRATIVE DESCRIPTION**

This Parcel contains 2.15 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1959, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 1 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		67518		SQUARE FE	PRIME SITE		0	10.	1.129	R5									762,554						762,600	
101	ONE FAM		0.6		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									3,600						3,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,130,800	600	2.150	766,200	1,897,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 165.56						/Parcel: 165.56	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,110,500	600	2.15	766,200	1,877,300	1,877,300	Year End Roll	9/26/2019
2019	101	FV	1,052,200	600	2.15	763,100	1,815,900	1,815,900	Create Final value 2019	6/4/2019
2018	101	FV	1,052,200	600	2.15	763,100	1,815,900	1,815,900	Year End Roll	9/28/2017
2017	101	FV	1,032,800	600	2.15	763,100	1,796,500	1,796,500	Year End Roll	9/29/2016
2016	101	FV	1,003,000	600	2.15	713,500	1,717,100	1,717,100	Year End Roll	1/14/2016
2015	101	FV	974,400	600	2.15	660,900	1,635,900	1,635,900	Year End	10/2/2014
2014	101	FV	898,200	600	2.15	651,800	1,550,600	1,550,600	Year End Roll	1/23/2014
2013	101	FV	879,200	600	2.15	632,700	1,512,500	1,512,500	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Kumar,Anil	59604-326		7/25/2012	DIVORCE/ESTA		1	No	No		Divorce
Kumar,Anil	59601-328		7/25/2012	CONVENIENC		100	No	No		
KUMAR, ANIL	23787-208		10/19/1993	FAMILY		0	No	No		
SUPARNA KUMAR	21202-517		6/5/1991	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/26/2016	6511	WINDOWS	3,000	C				Replace 2 windows
11/14/2008	4094	ROOF		C				strip & re-roof
12/20/2004	3106	RENOVATI	15,000	C	6/11/2005			reno apartment in
11/15/2004	3090	RENOVATI	150,000	C	6/11/2005			kitch w/bump out,

**ACTIVITY INFORMATION**

Date	Result	By	Name
1/14/2010	MEAS+INSPCTD	100	
6/11/2005	MEAS+INSPCTD	615	
8/18/2001	ENTRY DENIED	615	
1/25/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

