

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MOLDAVE PETER M
Owner 2:	MOLK LAUREL D
Owner 3:	
Street 1:	40 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3900 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.14 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT 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 Influ	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	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.653		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									19,590						19,600	
101	ONE FAM		0.65		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,900						3,900	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	335,500	400	3.140	708,300	1,044,200
Total Card	335,500	400	3.140	708,300	1,044,200
Total Parcel	335,500	400	3.140	708,300	1,044,200
Source:	Market Adj Cost	Total Value per SQ unit /Card:		323.48	/Parcel: 323.48

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
08/18/07

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	319,400	400	3.14	663,500	983,300	983,300	Year End Roll	10/15/2020
2020	101	FV	316,600	400	3.14	687,500	1,004,500	1,004,500	Year End Roll	9/26/2019
2019	101	FV	299,900	400	3.14	669,900	970,200	970,200	Create Final value 2019	6/4/2019
2018	101	FV	299,900	400	3.14	669,900	970,200	970,200	Year End Roll	9/28/2017
2017	101	FV	291,000	400	3.14	663,500	954,900	954,900	Year End Roll	9/29/2016
2016	101	FV	285,500	400	3.14	645,100	931,000	931,000	Year End Roll	1/14/2016
2015	101	FV	282,700	400	3.14	598,700	881,800	881,800	Year End	10/2/2014
2014	101	FV	263,200	400	3.14	559,500	823,100	823,100	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PASTORIZA, RUTH	26489-212		7/12/1996		530,000	No	No	
RICH HOWARD L	11678-536		5/19/1969		90,000	No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/28/2019	R-19-0064	SOLAR PA	22,000	C	9/6/2019			Install 30 roof mo
3/28/1998	1364	SHED	1,100	C	6/4/1998			100% 6/4/98
7/9/1996	997-96	MANUAL		C	5/29/1997			DEM POOL

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	ENTRY DENIED	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L COMPLETE	610	
6/4/1998	MEAS/EXT INS	602	
5/27/1997	MEAS/EXT INS	602	
1/11/1995	MEAS+INSPCTD	607	
12/13/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

