



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CSIMMA ZOLTAN A
Owner 2:	CSIMMA CRISTINA I HAINES
Owner 3:	
Street 1:	16 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 4.5 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1972, having primarily WOOD Exterior and 5978 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 3 Bd rms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	13.03	1.00	R5									1,042,400					1,042,400		
101	ONE FAM		2.473		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									86,555					86,600		
101	ONE FAM		0.19		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									1,330					1,300	Wetland	

Total AC/HA:	4.49955	Total SF/SM:	196000	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,130,285	SpI Credit	Total:	1,130,300
--------------	---------	--------------	--------	-------------	-----	---------	---------------	-----------	--------	-----------	------------	--------	-----------

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.500	1,945,900	1,200	1,130,300	3,077,400
<b>Total Card</b>					
<b>Total Parcel</b>					
Source: Market Adj Cost		Total Value per SQ unit /Card: 514.79		/Parcel: 514.79	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,833,500	1100	4.5	1,099,900	2,934,500		Year End Roll	12/2/2024
2024	101	FV	1,769,300	1100	4.5	1,067,300	2,837,700		Year end	11/9/2023
2023	101	FV	1,530,300	1100	4.5	915,300	2,446,700	2,446,700	Year end	11/3/2022
2022	101	FV	1,328,600	1600	4.5	843,300	2,173,500	2,173,500	Year End Roll	10/19/2021
2021	101	FV	1,288,500	1600	4.5	875,300	2,165,400	2,165,400	Year End Roll	10/15/2020
2020	101	FV	1,326,500	1600	4.5	875,300	2,203,400	2,203,400	Year End Roll	9/26/2019
2019	101	FV	1,344,800	1600	4.5	872,100	2,218,500	2,218,500	Create Final va	6/4/2019
2018	101	FV	1,344,800	1600	4.5	872,100	2,218,500	2,218,500	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MOELLER ROBERT	21976-262		4/27/1992		741,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/26/2024	R-24-0051	BATH	51,000	O				Master bath new va
4/24/2023	R-23-0098	ROOF	35,000	C				Add new rubber to
8/22/2022	R-22-0200	KITCHEN	45,975	O				Kitchen remodel
8/18/2016	6535	RENOVATI	109,650	C	6/6/2017			Remodel bathroom,
1/11/2006	3341	RENOVATI	34,500	C	6/5/2007			family rm and bath
3/30/2005	3148	RENOVATI	23,000	C				closets, windows &
8/9/2000	2048	RENOVATI	85,000	C	6/8/2001			kitchen
6/2/2000	1985	RENOVATI	55,000	C	6/8/2001			
6/8/1999	1728	ROOF	40,000	C	6/12/2000			6/12/00 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
8/21/2013	MEAS/EXT INS	25	D ERSKINE
6/5/2007	MEAS/EXT INS	100	
6/20/2006	MEAS/EXT INS	50	
6/8/2001	MEAS/EXT INS	613	
6/12/2000	MEAS+INSPCTD	611	
4/27/2000	MEAS+INSPCTD	600	
4/13/2000	MEAS/EXT INS	611	
1/26/1996	MEAS+INSPCTD	607	
6/28/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

**USER DEFINED**

Prior Id # 1:	107 1 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

**PRINT**

Date	Time
09/26/25	14:19:21

**LAST REV**

Date	Time
04/22/24	09:54:16

blakeley  
201

blakeley  
201

blakeley  
201

blakeley  
201

blakeley  
201

