



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DESSAIN TR TATIANA
Owner 2:	
Owner 3:	TATIANA V DESSAIN REV TRUST
Street 1:	62 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

**PREVIOUS OWNER**

Owner 1:	DESSAIN - TATIANA
Owner 2:	-
Street 1:	62 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

**NARRATIVE DESCRIPTION**

This parcel contains 8.867 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily CONC BLOCK Exterior and 3390 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 6 Bdrms.

**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		4.65		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									162,750					162,800		
101	ONE FAM		2.38		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									16,660					16,700	Wetland	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	8.867	1,047,100	25,000	1,221,900	2,294,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 676.70						/Parcel: 621.12	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,311,200	25300	8.867	1,191,500	2,528,000		Year End Roll	12/2/2024
2024	101	FV	1,272,500	25300	8.867	1,145,800	2,443,600		Year end	11/9/2023
2023	101	FV	1,118,000	25300	8.867	993,800	2,137,100	2,137,100	Year end	11/3/2022
2022	101	FV	994,300	39200	8.867	921,800	1,955,300	1,955,300	Year End Roll	10/19/2021
2021	101	FV	943,700	39200	8.867	953,800	1,936,700	1,936,700	Year End Roll	10/15/2020
2020	101	FV	908,000	39200	8.867	953,800	1,901,000	1,901,000	Year End Roll	9/26/2019
2019	101	FV	913,200	39200	8.867	950,600	1,903,000	1,903,000	Create Final va	6/4/2019
2018	101	FV	913,200	39200	8.867	950,600	1,903,000	1,903,000	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DESSAIN,TATIANA	66880-191		3/2/2016	FAMILY		1	No	No	
DETERLING EST.	23212-71		5/21/1993		548,000		No	No	

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/2/2015	6212	SOLAR PA	20,000	C	10/14/2015			Install roof mount
10/16/2003	2794	MANUAL	6,500	C	6/23/2004			rem basement to of
2/19/1999	1629	POOL HOU	6,000	C				for pool equipment
9/11/1998	1519	GREENHOU	150,000	C	6/5/1999			6/5/99 90% pool en
5/28/1998	1431	TENN.COU	20,000	C	3/6/1999			
3/4/1998	1349	WDK	12,500	C	6/4/1998			
6/8/1995	741-95	APARTMEN	80,000	C	6/17/1996			
10/14/1993	369	W/S FLUE		C	7/8/1995			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS/EXT INS	25	D ERSKINE
6/23/2004	MEAS+INSPCTD	615	
11/18/2000	M&L EXTERIOR	610	
6/5/1999	MEAS/EXT INS	602	
6/4/1998	MEAS/EXT INS	602	
11/16/1995	MEAS+INSPCTD	607	
7/8/1995	INSPECTED	600	
6/29/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

