

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OLD CONANT RD, LINCOLN

OWNERSHIP

Owner 1:	DUBOULOZ STEPHAN
Owner 2:	DUBOULOZ ANNE-FLORENCE
Owner 3:	
Street 1:	42 DANA STREET APT #1
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: Y
Postal:	02138 Type:

PREVIOUS OWNER

Owner 1:	CHAMPENY JOHN C -
Owner 2:	-
Street 1:	C/O SUSAN CHAMPENY
Twn/City:	WORCESTER
St/Prov:	MA Cntry
Postal:	01609

NARRATIVE DESCRIPTION

This Parcel contains 1.837 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	9.98	1.00	R3									798,400						798,400	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	1.837			798,400	798,400
Total Card		1.837		798,400	798,400
Total Parcel		1.837		798,400	798,400
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	1.837	775,200	775,200		Year End Roll	12/2/2024
2024	130	FV		0	1.837	760,000	760,000		Year end	11/9/2023
2023	130	FV		0	1.837	700,000	700,000	700,000	Year end	11/3/2022
2022	130	FV		0	1.837	632,800	632,800	632,800	Year End Roll	10/19/2021
2021	130	FV		0	1.837	560,000	560,000	560,000	Year End Roll	10/15/2020
2020	130	FV		0	1.837	560,000	560,000	560,000	Year End Roll	9/26/2019
2019	130	FV		0	1.837	542,400	542,400	542,400	Create Final va	6/4/2019
2018	130	FV		0	1.837	542,400	542,400	542,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAMPENY JOHN C	53477-178		8/31/2009	MULTI-PARCEL	1,100,000	No	No		
DAVIS PRESCOTT	16937-284		4/24/1986		200,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	109 4 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:	

!227!  
PRINT  
Date Time  
09/26/25 14:21:43  
LAST REV  
Date Time  
04/28/14 14:28:49  
brennanp  
227

