

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
9		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 -
Owner 2:	-
Street 1:	C/O SUSAN CHAMPENY
Twn/City:	WORCESTER
St/Prov:	MA Cntry
Postal:	01609

NARRATIVE DESCRIPTION

This parcel contains 1.847 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1957, having primarily WOOD Exterior and 2331 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 5 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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									70						100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.847	490,300	400	798,500	1,289,200
Total Card 1.847 490,300 400 798,500 1,289,200					
Total Parcel 1.847 490,300 400 798,500 1,289,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 553.07		/Parcel: 553.07	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	449,800	400	1.847	775,300	1,225,500		Year End Roll	12/2/2024
2024	101	FV	444,400	400	1.847	760,100	1,204,900		Year end	11/9/2023
2023	101	FV	380,100	400	1.847	700,100	1,080,600	1,080,600	Year end	11/3/2022
2022	101	FV	330,000	400	1.847	632,900	963,300	963,300	Year End Roll	10/19/2021
2021	101	FV	316,600	400	1.847	560,100	877,100	877,100	Year End Roll	10/15/2020
2020	101	FV	310,800	400	1.847	560,100	871,300	871,300	Year End Roll	9/26/2019
2019	101	FV	305,400	400	1.847	542,500	848,300	848,300	Create Final va	6/4/2019
2018	101	FV	305,400	400	1.847	542,500	848,300	848,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CHAMPENY JOHN,	53477-178		8/31/2009	MULTI-PARCEL	1,100,000	No	No		
CHAMPENY JOHN,	43366-534		7/26/2004	CONVENIENC		1	No	No	
CARMODY SEAN	15066-430		6/16/1983		200,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/30/2020	W-20-0001	WOOD STO	1,450	C				Install wood stove

ACTIVITY INFORMATION

Date	Result	By	Name
7/15/2021	QUESTIONNAIR	624	W Coelho
5/19/2017	INFO AT DOOR	4	JG
7/7/2008	MEAS/EXT INS	25	D ERSKINE
9/15/2001	M&L COMPLETE	615	
3/4/1996	MEAS+INSPCTD	606	
10/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	109 5 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:	

