



**Patriot**  
Properties Inc.

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	HARRIS MELVYN H
Owner 2:	HARRIS NANCY M
Owner 3:	
Street 1:	19 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1962, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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:				Topo		
D				Street	1	PAVED
s				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 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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									990						1,000	

Total AC/HA:	1.86955	Total SF/SM:	81437.59	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	640,990	Spl Credit	Total:	641,000
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**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	396,200		1.870	641,000	1,037,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: 335.39		/Parcel: 335.39	Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	392,900	0	1.87	665,000	1,057,900	1,057,900	Year End Roll	9/26/2019
2019	101	FV	365,300	0	1.87	647,400	1,012,700	1,012,700	Create Final value 2019	6/4/2019
2018	101	FV	365,300	0	1.87	647,400	1,012,700	1,012,700	Year End Roll	9/28/2017
2017	101	FV	355,400	0	1.87	641,000	996,400	996,400	Year End Roll	9/29/2016
2016	101	FV	343,900	0	1.87	622,600	966,500	966,500	Year End Roll	1/14/2016
2015	101	FV	340,700	0	1.87	576,200	916,900	916,900	Year End	10/2/2014
2014	101	FV	318,600	0	1.87	537,000	855,600	855,600	Year End Roll	1/23/2014
2013	101	FV	312,300	0	1.87	521,000	833,300	833,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WALEN ROGER S	11535-267		7/8/1968		63000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/18/2002	2583	ROOF		C	7/1/2003			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L COMPLETE	610	
12/5/1995	MEAS/EXT INS	607	
12/4/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

**USER DEFINED**

Prior Id # 1:	106 7 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:	

**PRINT**

Date	Time
10/22/20	14:43:05

**LAST REV**

Date	Time
06/07/17	12:56:05

apro 198

