



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(n) CONTEMPORARY Building Built about 1972, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 14 Rooms, and 3 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:						
D				Topo		
s				Street	1	PAVED
t				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 Infru	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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		2.473		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									74,190						74,200	
101	ONE FAM		0.19		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									1,140						1,100	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,288,500	1,600	4.500	875,300	2,165,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 362.23						/Parcel: 362.23	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
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 value 2019	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
2017	101	FV	1,207,300	1600	4.5	872,100	2,081,000	2,081,000	Year End Roll	9/29/2016
2016	101	FV	1,168,500	1600	4.5	820,100	1,990,200	1,990,200	Year End Roll	1/14/2016
2015	101	FV	1,138,500	1600	4.5	764,900	1,905,000	1,905,000	Year End	10/2/2014
2014	101	FV	1,056,500	1000	4.5	755,300	1,812,800	1,812,800	Year End Roll	1/23/2014
2013	101	FV	1,036,500	1000	4.5	735,300	1,772,800	1,772,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MOELLER ROBERT	21976-262		4/27/1992		741000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/18/2016	6535	RENOVATI	109,650	C	6/6/2017			Remodel bathroom,
1/11/2006	3341	RENOVATI	34,500	C	6/20/2006			family rm and bath
3/30/2005	3148	RENOVATI	23,000	C				closets, windows & kitchen
8/9/2000	2048	RENOVATI	85,000	C	6/8/2001			
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

