



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	THOMPSON CHRISTINA A
Owner 2:	PARANGI APERAHAMA L
Owner 3:	
Street 1:	44 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	THOMPSON - ELLIOTT C
Owner 2:	THOMPSON - CHRISTINA A
Street 1:	44 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 2.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1961, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 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 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		0.853		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									25,590						25,600	
101	ONE FAM		0.17		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,020						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	461,100	28,100	2.860	666,600	1,155,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 310.62						/Parcel: 310.62	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	453,600	28100	2.86	690,600	1,172,300	1,172,300	Year End Roll	9/26/2019
2019	101	FV	440,200	28100	2.86	673,000	1,141,300	1,141,300	Create Final value 2019	6/4/2019
2018	101	FV	440,200	28100	2.86	673,000	1,141,300	1,141,300	Year End Roll	9/28/2017
2017	101	FV	432,900	28100	2.86	666,600	1,127,600	1,127,600	Year End Roll	9/29/2016
2016	101	FV	422,900	28100	2.86	648,200	1,099,200	1,099,200	Year End Roll	1/14/2016
2015	101	FV	412,100	28100	2.86	601,800	1,042,000	1,042,000	Year End	10/2/2014
2014	101	FV	383,200	28100	2.86	562,600	973,900	973,900	Year End Roll	1/23/2014
2013	101	FV	375,900	28100	2.86	546,600	950,600	950,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMPSON ,ELLIO	70128-50		10/25/2017	PARTIAL INTR	300000	No	No			
THOMPSON TR,ELL	70128-48		10/25/2017	CONVENIENC	10	No	No			
THOMPSON,DOROTH	61397-574		3/14/2013	FAMILY	10	No	No			
THOMPSON, LAWRE	25535-138		8/1/1995	CONVENIENC	0	No	No		L. THOMPSON DEATH CERT 06/06 BK 476	
	8998-290		8/19/1957		0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/6/2011	4880	ROOF		C				strip & re-roof dw
10/14/1999	1825	ADDITION	130,000	C	6/20/2000			3 bedroom addition
6/22/1993	272	SHED	12,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	LEFT NOTICE	4	JG
8/18/2007	MEAS+INSPCTD	616	D MANZELLO
6/20/2000	MEAS+INSPCTD	611	
11/14/1995	MEAS+INSPCTD	607	
12/22/1993	PERMIT VISIT	600	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.85955 Total SF/SM: 124562.00 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 666,610 Spl Credit Total: 666,600

