



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PIKE JOHN A
Owner 2:	PIKE MARY S
Owner 3:	
Street 1:	20 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 8.017 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1969, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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:				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		0.88		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									26,400						26,400	
101	ONE FAM		0.98		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,880						5,900	Wetland
132	UNDEV		3.05		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									18,300						18,300	Cons Restr
132	UNDEV		1.27		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									7,620						7,600	Cons Restr, Wetlan

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	
101	586,200	4,200	3.697	672,300	1,262,700	6/2010 Combined CR lot 107-13-1 with this parcel per plan.	
132			4.320	25,900	25,900		
Total Card	586,200	4,200	8.017	698,200	1,288,600	Entered Lot Size	
Total Parcel	586,200	4,200	8.017	698,200	1,288,600	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		370.71	/Parcel:	370.71	Land Unit Type:

User Acct
GIS Ref
GIS Ref
Insp Date
05/08/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	576,500	4200	8.017	722,200	1,302,900	1,302,900	Year End Roll	9/26/2019
2019	101	FV	588,100	4200	8.017	704,600	1,296,900	1,296,900	Create Final value 2019	6/4/2019
2018	101	FV	588,100	4200	8.017	704,600	1,296,900	1,296,900	Year End Roll	9/28/2017
2017	101	FV	553,100	10200	8.017	698,200	1,261,500	1,261,500	Year End Roll	9/29/2016
2016	101	FV	542,000	10200	8.017	679,800	1,232,000	1,232,000	Year End Roll	1/14/2016
2015	101	FV	527,900	10200	8.017	633,400	1,171,500	1,171,500	Year End	10/2/2014
2014	101	FV	490,500	10200	8.017	594,200	1,094,900	1,094,900	Year End Roll	1/23/2014
2013	101	FV	481,100	10200	8.017	578,200	1,069,500	1,069,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROWNING GEORGE	11521-231		6/19/1968		80000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/11/2020	R-20-0046	SOLAR PA	39,890	C				Install 52 roof mo
4/28/2008	3929	TEMPORAR		C				tent 5-30 to 6-1

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L EXTERIOR	615	
1/16/1996	MEAS+INSPCTD	606	
5/30/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

