

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DESSAIN TR TATIANA
Owner 2:	
Owner 3:	TATIANA V DESSAIN REV TRUST
Street 1:	62 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	DESSAIN - TATIANA
Owner 2:	-
Street 1:	62 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 8.867 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 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		4.65		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									139,500						139,500	
101	ONE FAM		2.38		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									14,280						14,300	Wetland

Total AC/HA:	8.86655	Total SF/SM:	386226.94	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	953,780	Spl Credit	Total:	953,800
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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	717,900	37,300	8.867	953,800	1,709,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 504.13						/Parcel: 451.45	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	908,000	39200	8.867	953,800	1,901,000	1,901,000	Year End Roll	9/26/2019
2019	101	FV	913,200	39200	8.867	950,600	1,903,000	1,903,000	Create Final value 2019	6/4/2019
2018	101	FV	913,200	39200	8.867	950,600	1,903,000	1,903,000	Year End Roll	9/28/2017
2017	101	FV	867,700	39200	8.867	950,600	1,857,500	1,857,500	Year End Roll	9/29/2016
2016	101	FV	852,400	39200	8.867	898,600	1,790,200	1,790,200	Year End Roll	1/14/2016
2015	101	FV	830,600	39200	8.867	843,400	1,713,200	1,713,200	Year End	10/2/2014
2014	101	FV	791,500	39200	8.867	833,800	1,664,500	1,664,500	Year End Roll	1/23/2014
2013	101	FV	778,300	39200	8.93	815,700	1,633,200	1,633,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DESSAIN,TATIANA	66880-191		3/2/2016	FAMILY		1	No	No		
DETERLING EST.	23212-71		5/21/1993		548000		No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/2/2015	6212	SOLAR PA	20,000	C	10/14/2015			Install roof mount
10/16/2003	2794	MANUAL	6,500	C	6/23/2004			rem basement to of
2/19/1999	1629	POOL HOU	6,000	C				for pool equipment
9/11/1998	1519	GREENHOU	150,000	C	3/6/1999			6/5/99 90% pool en
5/28/1998	1431	TENN.CO	20,000	C	3/6/1999			
3/4/1998	1349	WDK	12,500	C	6/4/1998			
6/8/1995	741-95	APARTMEN	80,000	C	6/17/1996			
10/14/1993	369	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS/EXT INS	25	D ERSKINE
6/23/2004	MEAS+INSPCTD	615	
11/18/2000	M&L EXTERIOR	610	
6/5/1999	MEAS/EXT INS	602	
6/4/1998	MEAS/EXT INS	602	
11/16/1995	MEAS+INSPCTD	607	
7/8/1995	INSPECTED	600	
6/29/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	107 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	14:44:48

LAST REV

Date	Time
10/16/18	15:43:14

apro 213

