



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JADE HATHAWAY FINDLAY
Owner 2:	
Owner 3:	
Street 1:	56 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	JADE - JOSHUA
Owner 2:	JADE - HATHAWAY FINDLAY
Street 1:	56 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 4.13 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1963, Having Primarily WOOD Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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:						
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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.373		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									41,190						41,200	
101	ONE FAM		0.92		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									5,520						5,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	763,900	59,800	4.130	846,700	1,670,400	3449	0				
							GIS Ref				
							GIS Ref				
Total Card					763,900	59,800	4.130	846,700	1,670,400	Entered Lot Size	
Total Parcel					763,900	59,800	4.130	846,700	1,670,400	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			414.59	/Parcel:	414.59	Land Unit Type:		
							Insp Date	11/20/18			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	698,300	35600	4.13	846,700	1,580,600	1,580,600	Year End Roll	9/26/2019
2019	101	FV	623,900	35600	4.13	843,500	1,503,000	1,503,000	Create Final value 2019	6/4/2019
2018	101	FV	623,900	35600	4.13	843,500	1,503,000	1,503,000	Year End Roll	9/28/2017
2017	101	FV	623,900	35600	4.13	843,500	1,503,000	1,503,000	Year End Roll	9/29/2016
2016	101	FV	605,600	35600	4.13	791,500	1,432,700	1,432,700	Year End Roll	1/14/2016
2015	101	FV	581,000	35600	4.13	736,300	1,352,900	1,352,900	Year End	10/2/2014
2014	101	FV	574,800	35600	4.13	726,700	1,337,100	1,337,100	Year End Roll	1/23/2014
2013	101	FV	562,600	35600	4.07	704,900	1,303,100	1,303,100	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JADE, JOSHUA	61652-271		4/23/2013	FAMILY		1	No	No		
ODIO STEPHEN A,	50355-152		11/15/2007		1179000	No	No			
THEROUX JOHN B,	32312-294		1/22/2001		950000	No	No			
HARDIE MICHAEL	29539-461		12/16/1998		699000	No	No			
FALENDER ANDREW	27446-098		7/1/1997		575000	No	No			
WAGENER URSULA	13812-444		10/15/1979	PARTIAL INTR	101259	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/10/2019	R-19-0141	ROOF	34,500	C				Remove existing al
5/1/2019	R-19-0043	GARAGE	33,600	C				Construct a one st
8/25/2008	4039	RENO-ADD	725,000	C	6/2/2009			addition & reno to
8/8/1997	1244	BARN	22,000	C	3/10/1998			3/10/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
11/20/2018	MEAS/EXT INS	622	K Cuoco
7/23/2010	MEAS+INSPCTD	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L EXTERIOR	610	
3/10/1998	MEAS/EXT INS	602	
12/6/1995	MEAS+INSPCTD	607	
11/7/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

