



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HORWITZ TR PATRICIA F		
Owner 2:			
Owner 3:	HORWITZ REALTY TRUST		
Street 1:	68 CONANT RD		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3913		Type:

PREVIOUS OWNER

Owner 1:			
Owner 2:			
Street 1:			
Twn/City:			
St/Prov:		Cntry	
Postal:			

NARRATIVE DESCRIPTION

This Parcel contains 3.61 ACRES of land mainly classified as ONE FAM with a(n) ANTIQUE Building Built about 1780, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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:				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 Influ	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		1.773		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									53,190						53,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	484,700	65,700	3.610	693,200	1,243,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 295.81						/Parcel: 295.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	493,000	65700	3.61	717,200	1,275,900	1,275,900	Year End Roll	9/26/2019
2019	101	FV	459,500	65700	3.61	699,600	1,224,800	1,224,800	Create Final value 2019	6/4/2019
2018	101	FV	459,500	65700	3.61	699,600	1,224,800	1,224,800	Year End Roll	9/28/2017
2017	101	FV	535,000	65700	3.61	693,200	1,293,900	1,293,900	Year End Roll	9/29/2016
2016	101	FV	520,100	65700	3.61	674,800	1,260,600	1,260,600	Year End Roll	1/14/2016
2015	101	FV	489,600	65700	3.61	628,400	1,183,700	1,183,700	Year End	10/2/2014
2014	101	FV	467,700	65700	3.61	589,200	1,122,600	1,122,600	Year End Roll	1/23/2014
2013	101	FV	454,600	65700	3.61	573,200	1,093,500	1,093,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HORWITZ, PATRIC	24469-102		4/20/1994	FAMILY	0	No	No			
WARREN DONALD H	11196-55		8/19/1966		60000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/22/2002	2568	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS+INSPCTD	4	JG
7/10/2008	MEAS+INSPCTD	25	D ERSKINE
8/19/2001	M&L COMPLETE	613	
11/16/1995	MEAS+INSPCTD	607	
2/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

