



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	S&J VENTURES LLC
Owner 2:	MASS LIMITED LIABILITY COMPANY
Owner 3:	
Street 1:	82 CONANT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	TORODE - PETER W
Owner 2:	TORODE - STEVEN D
Street 1:	4 GANNETT RD
Twn/City:	SCITUATE
St/Prov:	MA Cntry
Postal:	02066

NARRATIVE DESCRIPTION

This Parcel contains 8.2 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2016, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 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		6.363		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									38,178						38,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,044,600	35,200	8.200	678,200	1,758,000	3631	0				
							GIS Ref				
							GIS Ref				
Total Card					1,044,600	35,200	8.200	678,200	1,758,000	Entered Lot Size	
Total Parcel					1,044,600	35,200	8.200	678,200	1,758,000	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			371.51	/Parcel:	371.51	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,017,300	35200	8.2	702,200	1,754,700	1,754,700	Year End Roll	9/26/2019
2019	101	FV	1,037,800	35200	8.2	684,600	1,757,600	1,757,600	Create Final value 2019	6/4/2019
2018	101	FV	1,037,800	35200	8.2	684,600	1,757,600	1,757,600	Year End Roll	9/28/2017
2017	101	FV	682,800	35200	8.2	678,200	1,396,200	1,396,200	Year End Roll	9/29/2016
2016	101	FV	2,800	0	8.2	659,800	662,600	662,600	Year End Roll	1/14/2016
2015	101	FV	60,000	10400	8.2	613,400	683,800	683,800	Year End	10/2/2014
2014	101	FV	57,300	10400	8.2	574,200	641,900	641,900	Year End Roll	1/23/2014
2013	101	FV	56,000	10400	8.2	558,200	624,600	624,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TORODE,PETER W	64691-582		12/19/2014	CHD>SALE	850000	No	No			
TORODE LORRAINE	31125-507		1/19/2000	CONVENIENC		1	No	No		LIFE ESTATE
	7002-456		10/19/1946			0	No	No		

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
6/7/2016	6459	RENOVATI	2,400	C	2/7/2017			Amend permit 6017
6/2/2016	6451	SHEET MT	18,000	C	2/7/2017			Sheet metal work f
6/2/2016	6450	SOLAR PA	17,579	C				Install solar pane
3/2/2015	6018	GARAGE	57,000	C	6/7/2016			Garage complete.
3/2/2015	6017	NEW HOME	696,000	C	6/7/2016			Single family hous
2/25/2015	6015	DEMOLITI	250	C	5/18/2015			Demolish shed stru
2/25/2015	6014	DEMOLITI	250	C	5/18/2015			Demolish shed stru
2/25/2015	6013	DEMOLITI	7,500	C	5/18/2015			Demolish barn stru
2/25/2015	6012	DEMOLITI	30,000	C	5/18/2015			Demolish existing
7/31/2003	2740	MANUAL		C	5/29/2004			repair or repl exi

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2020	CHG FM OTHER	624	W Coelho
6/7/2016	PERMIT VISIT	618	G BOURGAULT
5/18/2015	PERMIT VISIT	619	DH
10/8/2009	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	
11/25/2000	M&L COMPLETE	610	
5/29/2000	MEAS/EXT INS	611	
3/6/1999	MEAS/EXT INS	602	
12/8/1997	ABATE-INSPEC	600	

Sign: VERIFICATION OF VISIT NOT DATA

