



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DUBOULOZ STEPHAN
Owner 2:	DUBOULOZ ANNE-FLORENCE
Owner 3:	
Street 1:	50 HANCOCK ST
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: N
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	CHAMPENY JOHN C -
Owner 2:	-
Street 1:	C/O SUSAN CHAMPENY
Twn/City:	WORCESTER
St/Prov:	MA Cntry
Postal:	01609

NARRATIVE DESCRIPTION

This Parcel contains 2.22 ACRES of land mainly classified as UNDEV

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U		
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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	UNDEV		2.22		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									13,320						13,300	Cons Restr, Wetlan

Total AC/HA:	2.22000	Total SF/SM:	96703.20	Parcel LUC:	132 UNDEV	Prime NB Desc	RES CAT 3	Total:	13,320	SpI Credit		Total:	13,300
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2021

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2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
132			2.220	13,300	13,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel:	N/A	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	132	FV		0	2.22	13,300	13,300	13,300	Year End Roll	9/26/2019
2019	132	FV		0	2.22	13,300	13,300	13,300	Create Final value 2019	6/4/2019
2018	132	FV		0	2.22	13,300	13,300	13,300	Year End Roll	9/28/2017
2017	132	FV		0	2.22	13,300	13,300	13,300	Year End Roll	9/29/2016
2016	132	FV		0	2.22	13,300	13,300	13,300	Year End Roll	1/14/2016
2015	132	FV		0	2.22	13,300	13,300	13,300	Year End	10/2/2014
2014	132	FV		0	2.22	13,300	13,300	13,300	Year End Roll	1/23/2014
2013	132	FV		0	2.22	13,300	13,300	13,300	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
CHAMPENY JOHN C	53477-178		8/31/2009	MULTI-PARCEL	1100000	No	No			
DAVIS PRESCOTT	16937-284		4/24/1986		200000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	109 3 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	14:46:09

LAST REV

Date	Time
04/28/14	14:28:49

brennanp 226

