



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MURRAY HEATHER E KOROSTOFF
Owner 2:	
Owner 3:	
Street 1:	63 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MURRAY JOHN W -
Owner 2:	MURRAY HEATHER E KOROSTOFF -
Street 1:	63 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1963, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.543		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									16,290						16,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,089,100	17,800	2.380	656,300	1,763,200	2216	0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		390.31	/Parcel:	390.31	Insp Date
							05/19/14

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,132,000	17800	2.38	680,300	1,830,100	1,830,100	Year End Roll	9/26/2019
2019	101	FV	1,102,700	17800	2.38	662,700	1,783,200	1,783,200	Create Final value 2019	6/4/2019
2018	101	FV	1,102,700	17800	2.38	662,700	1,783,200	1,783,200	Year End Roll	9/28/2017
2017	101	FV	979,600	17800	2.38	656,300	1,653,700	1,653,700	Year End Roll	9/29/2016
2016	101	FV	939,400	17800	2.38	637,900	1,595,100	1,595,100	Year End Roll	1/14/2016
2015	101	FV	931,200	17800	2.38	591,500	1,540,500	1,540,500	Year End	10/2/2014
2014	101	FV	874,100	17800	2.38	552,300	1,444,200	1,444,200	Year End Roll	1/23/2014
2013	101	FV	857,800	17800	2.38	536,300	1,411,900	1,411,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MURRAY JOHN W,	57402-507		9/6/2011	DIVORCE/ESTA	0	No	No			
CRAIG STANLEY R	31612-375		7/14/2000		1050000	No	No			
CRAIG, STANLEY	26937-395		12/26/1996	CONVENIENC	1	No	No			
LAVINE JEROME	13255-282		8/5/1977		96000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/30/2015	6038	MANUAL	2,800	C				Insulate attic wit
9/6/2013	5543	RENOVATI	16,000	C				remodel an existin
3/17/2004	2866	W/S FLUE		C				
10/17/2003	2799	DEMOLITI		C	5/29/2004			the middle of 3 ac
6/6/2003	2710	RENO-ADD	340,000	C	5/29/2004			
10/27/1998	1563	RENOVATI	30,000	C	4/17/2000			4/17/00 100%
5/1/1998	1399	ROOF		C	6/4/1998			100% 6/4/98
10/8/1993	364	WDK	8,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
10/17/2011	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS/EXT INS	600	
5/29/2004	MEAS/EXT INS	615	
4/17/2000	MEAS+INSPCTD	611	
6/5/1999	MEAS+INSPCTD	602	
6/4/1998	MEAS/EXT INS	602	
2/12/1996	MEAS+INSPCTD	606	
11/16/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA

