



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VALE LAWRENCE J
Owner 2:	DOBROW JULIA R
Owner 3:	
Street 1:	103 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3905 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.197 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1970, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 0 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 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		0.36		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									10,800						10,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,114,900	2,500	2.197	810,800	1,928,200		0
							GIS Ref
							GIS Ref
							Insp Date
							10/30/18
Total Card	1,114,900	2,500	2.197	810,800	1,928,200	Entered Lot Size	
Total Parcel	1,114,900	2,500	2.197	810,800	1,928,200	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 327.14		/Parcel: 327.14			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	1,095,700	2500	2.197	810,800	1,909,000	1,909,000	Year End Roll	9/26/2019
2019	101	FV	1,117,200	2500	2.197	807,600	1,927,300	1,927,300	Create Final value 2019	6/4/2019
2018	101	FV	1,117,200	2500	2.197	807,600	1,927,300	1,927,300	Year End Roll	9/28/2017
2017	101	FV	1,048,700	2500	2.197	807,600	1,858,800	1,858,800	Year End Roll	9/29/2016
2016	101	FV	1,027,200	2500	2.197	755,600	1,785,300	1,785,300	Year End Roll	1/14/2016
2015	101	FV	999,200	2500	2.197	700,400	1,702,100	1,702,100	Year End	10/2/2014
2014	101	FV	924,700	2500	2.197	690,800	1,618,000	1,618,000	Year End Roll	1/23/2014
2013	101	FV	906,100	2500	2.197	670,800	1,579,400	1,579,400	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOUISE DAVY	18573-46		9/28/1987		532000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/9/2017	6821	ROOF	4,500	C				Strip & re-roof dw
5/28/2015	6094	RENOVATI	6,500	C				Interior demolitio
8/8/2006	3492	TEMPORAR		C				tent
4/25/2003	2680	ADDITION	229,440	C	6/27/2003			1 rm off front & r
7/26/1993	297	ADDITION	300,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	
6/27/2003	MEAS/EXT INS	615	
8/18/2001	M&L EXTERIOR	615	
1/25/1996	MEAS+INSPCTD	606	
2/22/1995	MEAS/EXT INS	601	
12/28/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

