



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MATHER WARREN
Owner 2:	SELVAGE NANCY
Owner 3:	
Street 1:	109 CONANT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PAGE TR - PATRICIA H
Owner 2:	CABOT TR - CHILTON S
Street 1:	C-O J M FORBES AND CO LLP
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02108

NARRATIVE DESCRIPTION

This Parcel contains 2.26 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1962, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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		0.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									8,490						8,500	
101	ONE FAM		0.14		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									840						800	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	276,900	12,800	2.260	809,300	1,099,000		0
							GIS Ref
							GIS Ref
Total Card	276,900	12,800	2.260	809,300	1,099,000	Entered Lot Size	
Total Parcel	276,900	12,800	2.260	809,300	1,099,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	353.15	/Parcel:	353.15	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	272,200	12800	2.26	809,300	1,094,300	1,094,300	Year End Roll	9/26/2019
2019	101	FV	269,800	12800	2.26	806,100	1,088,700	1,088,700	Create Final value 2019	6/4/2019
2018	101	FV	269,800	12800	2.26	806,100	1,088,700	1,088,700	Year End Roll	9/28/2017
2017	101	FV	291,800	10100	2.26	806,100	1,108,000	1,108,000	Year End Roll	9/29/2016
2016	101	FV	289,100	10100	2.26	754,100	1,053,300	1,053,300	Year End Roll	1/14/2016
2015	101	FV	272,200	10100	2.26	698,900	981,200	981,200	Year End	10/2/2014
2014	101	FV	250,500	10100	2.26	689,300	949,900	949,900	Year End Roll	1/23/2014
2013	101	FV	245,100	10100	2.26	669,300	924,500	924,500	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PAGE TR,PATRICI	63907-512		7/14/2014		1100000	No	No			
PAGE PATRICIA H	28082-363		1/16/1998	CONVENIENC		1	No	No		
	9764-412		2/19/1961			0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/17/2015	6287	WOOD STO		C				Install a hearthst
5/21/2015	6084	RENOVATI	10,000	C	3/3/2016			Replace rotted sil
5/20/2015	6083	ROOF	6,000	C				Strip and re-roof
5/6/2015	6070	RENOVATI	42,000	C				Amend permit 6070
5/1/2015	6069	ROOF	25,000	C				Replace rubber roo

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEAS+INSPCTD	4	JG
3/3/2016	MEAS/EXT INS	618	G BOURGAULT
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/25/2000	M&L COMPLETE	610	
1/10/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

