Map	Lot	Sublot	Building	Unit	CARD
169	1	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,694,300	/	1,694,300
USE VALUE:	1,694,300	/	1,694,300
ASSESSED:	1,694,300	/	1,694,300

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	MNOOKIN TR JAMES P	
Owner 2:	GEORGE REISER IRREVOCABLE TRS	
Owner 3:		
Street 1:	10 CONANT RD	
Street 2:		
Twn/City:	LINCOLN	
St/Prov:	MA	Cntry	Own Occ: Y
Postal:	01773-3909	Type:

PREVIOUS OWNER

Owner 1:	PUFFER JR TR - RICHARD F
Owner 2:	PUFFER TR - MARGARET G
Street 1:	10 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773-3909

NARRATIVE DESCRIPTION

This parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1968, having primarily WOOD Exterior and 3151 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.997	734,800		959,500	1,694,300
Total Card	1.997	734,800		959,500	1,694,300
Total Parcel	1.997	734,800		959,500	1,694,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 537.70 | /Parcel: 537.70

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	01/19/17

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 169 1 0

!2272!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	674,600	0	1.997	931,500	1,606,100		Year End Roll	12/2/2024
2024	101	FV	666,600	0	1.997	913,000	1,579,600		Year end	11/9/2023
2023	101	FV	571,000	0	1.997	741,000	1,312,000	1,312,000	Year end	11/3/2022
2022	101	FV	481,500	0	1.997	685,800	1,167,300	1,167,300	Year End Roll	10/19/2021
2021	101	FV	426,600	0	1.997	641,000	1,067,600	1,067,600	Year End Roll	10/15/2020
2020	101	FV	418,900	0	1.997	665,000	1,083,900	1,083,900	Year End Roll	9/26/2019
2019	101	FV	406,200	0	1.997	647,400	1,053,600	1,053,600	Create Final va	6/4/2019
2018	101	FV	406,200	0	1.997	647,400	1,053,600	1,053,600	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	18:13:38

LAST REV

Date	Time
12/30/20	10:22:26
blakeley	

PAT ACCT. 2272

USER DEFINED

Prior Id # 1:	92 13 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:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PUFFER JR TR,RI	76156-200		11/13/2020		1,400,000	No	No		
PUFFER JR,RICHA	62313-19		7/25/2013	FAMILY	99	No	No		
PUFFER RICHARD	16250-2		6/27/1985	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2018	6988	MANUAL	2,169	C				Weatherization & a
7/26/2007	3738	ADDITION	5,000	C	6/26/2008			bedroom addition a
5/12/2000	1964	ROOF		C	6/30/2001			
10/28/1993	379	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2017	MEAS/EXT INS	4	JG
6/26/2008	MEAS+INSPCTD	100	
8/18/2001	M&L COMPLETE	613	
12/5/1995	MEAS+INSPCTD	607	
12/14/1993	PERMIT VISIT	600	
12/1/1987	INSPECTED	601	

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

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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.16		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									1,120						1,100	Wetland

Total AC/HA:	1.99655	Total SF/SM:	86970	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	959,520	Spl Credit		Total:	959,500

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

BATH FEATURES

Full Bath	2	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

COMMENTS

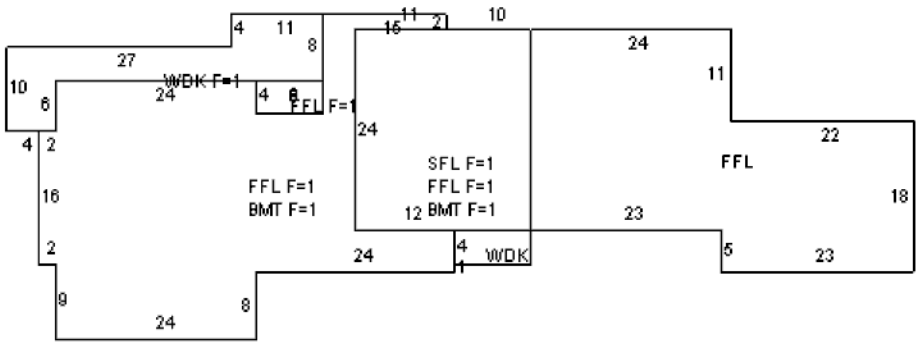
1/17 H.W. GENERATOR, EXT= GD.

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units 1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4			Baths: 2				HB		

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1968	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1987
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET	40 %	
Bsmnt Flr:			
Subfloor:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	2 - GAS		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

Phys Cond:	GD - Good	18. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		18.9 %

CALC SUMMARY

Basic $ / SQ:	167.00
Size Adj.:	0.94041574
Const Adj.:	1.01199996
Adj $ / SQ:	158.934
Other Features:	53353
Grade Factor:	1.45
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	906030
Depreciation:	171240
Depreciated Total:	734791

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 863511.5459
Juris. Factor:		Before Depr:	230.45
Special Features:	0	Val/Su Net:	145.30
Final Total:	734800	Val/Su SzAd	233.20

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,647	158.930	420,698
BMT	BASEMENT	1,638	39.730	65,083
SFL	2ND FLOOR	504	158.930	80,103
WDK	WOOD DECK	268	20.940	5,611

Net Sketched Area:	5,057			Total:	571,495
Size Ad	3151	Gross Area	5057	FinArea	3151

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

169 1 0

IMAGE

AssessPro Patriot Properties, Inc