



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	JADE HATHAWAY FINDLAY
Owner 2:	
Owner 3:	
Street 1:	56 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	JADE - JOSHUA
Owner 2:	JADE - HATHAWAY FINDLAY
Street 1:	56 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 4.13 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1963, Having Primarily WOOD Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 1 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	9.96	1.000	R5									796,800						796,800	
101	ONE FAM		1.373		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									41,190						41,200	
101	ONE FAM		0.92		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									5,520						5,500	Wetland

Total AC/HA:	4.12955	Total SF/SM:	179883.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 5	Total:	843,510	Spl Credit		Total:	843,500
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	623,900	35,600	4.130	843,500	1,503,000	3449	0
							GIS Ref
							GIS Ref
Total Card	623,900	35,600	4.130	843,500	1,503,000	Entered Lot Size	
Total Parcel	623,900	35,600	4.130	843,500	1,503,000	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		373.05	/Parcel:	373.05	Insp Date
							07/23/10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	623,900	35600	4.13	843,500	1,503,000	1,503,000	Year End Roll	9/28/2017
2017	101	FV	623,900	35600	4.13	843,500	1,503,000	1,503,000	Year End Roll	9/29/2016
2016	101	FV	605,600	35600	4.13	791,500	1,432,700	1,432,700	Year End Roll	1/14/2016
2015	101	FV	581,000	35600	4.13	736,300	1,352,900	1,352,900	Year End	10/2/2014
2014	101	FV	574,800	35600	4.13	726,700	1,337,100	1,337,100	Year End Roll	1/23/2014
2013	101	FV	562,600	35600	4.07	704,900	1,303,100	1,303,100	Year End Roll	10/25/2012
2012	101	FV	603,200	35600	4.07	746,900	1,385,700	1,385,700	Year End	1/26/2012
2011	101	FV	637,200	35600	4.07	770,800	1,443,600	1,443,600	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JADE, JOSHUA	61652-271		4/23/2013	FAMILY		1	No	No		
ODIO STEPHEN A,	50355-152		11/15/2007		1179000	No	No			
THEROUX JOHN B,	32312-294		1/22/2001		950000	No	No			
HARDIE MICHAEL	29539-461		12/16/1998		699000	No	No			
FALENDER ANDREW	27446-098		7/1/1997		575000	No	No			
WAGENER URSULA	13812-444		10/15/1979	PARTIAL INTR	101259	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/25/2008	4039	RENO-ADD	725,000	C	6/2/2009			addition & reno to
8/8/1997	1244	BARN	22,000	C	3/10/1998			3/10/98 100%

ACTIVITY INFORMATION

Date	Result	By	Name
7/23/2010	MEAS+INSPCTD	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L EXTERIOR	610	M FLYNN
3/10/1998	MEAS/EXT INS	602	D TUCKER
12/6/1995	MEAS+INSPCTD	607	D KEARLY
11/7/1991	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 20 - DECK HSE, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall: 9 - STONE, 10%, Roof Struct: 1 - GABLE, Roof Cover: 9 - METAL, Color: , View / Desir:

BATH FEATURES

Table with bath features: Full Bath: 4, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: GOOD, A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

COMMENTS

COMMON DRIVE

GENERAL INFORMATION

Table with general information: Grade: B+ - GOOD (+), Year Blt: 1963, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 2, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

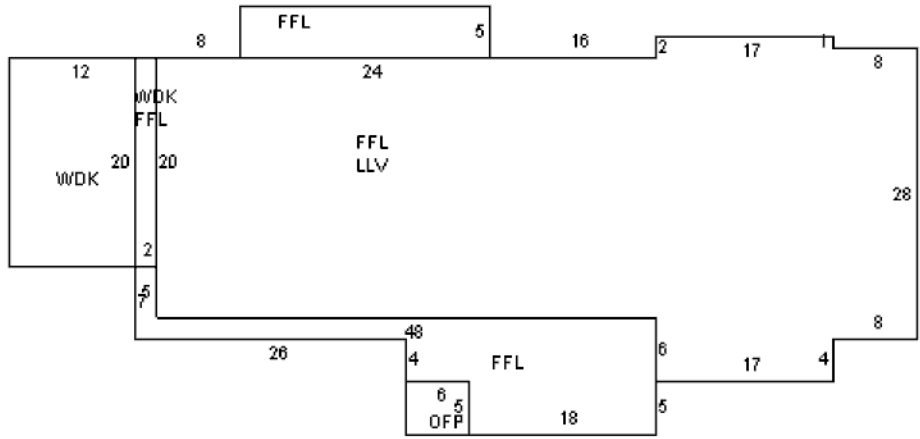
CONDO INFORMATION

Table with condo information: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

RESIDENTIAL GRID

Table with residential grid details: 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: 7 BRs: 4 Baths: 4 HB 1

SKETCH



INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 3 - HARDWOOD, Sec Floors: , Bsmnt Flr:

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good 14.%, Functional: , Economic: , Special: , Override: , Total: 14.2%

REMODELING

Table with remodeling items: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 7 4, Totals 1 7 4

CALC SUMMARY

Table with calculation summary: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 1 - OIL, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 78.00, Size Adj.: 0.99580091, Const Adj.: 1.03638113, Adj \$ / SQ: 80.498, Other Features: 97160, Grade Factor: 1.53, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 727193, Depreciation: 103261, Depreciated Total: 623932

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val: 608800.0000, Juris. Factor: , Val/Su Fin: 154.85, Special Features: 0, Val/Su Net: 131.74, Final Total: 623900, Val/Su SzAd: 255.59

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 2,441 80,500 196,496, LLV LOWR LEVEL 1,985 88,550 175,768, WDK WOOD DECK 280 19,340 5,415, OFF OPEN PORCH 30 15,000 450, Net Sketched Area: 4,736 Total: 378,129, Size Ad 2441 Gross Area 4736 FinArea 4029

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten, LLV 100 FLA 80 A 0

SPEC FEATURES/YARD ITEMS

Table with spec features/yield 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, 32 BARN/LFT D Y 1 30X24 G AV 1997 56.25 T 18 101 33,200, 19 PATIO D Y 1 20x20 A AV 2008 7.00 T 15 101 2,400

PARCEL ID

169 13 0

IMAGE

AssessPro Patriot Properties, Inc

