

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BLACKLER PETER
Owner 2:	BLACKLER LINDSAY S
Owner 3:	
Street 1:	86 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.167 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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 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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		1.33		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									7,980						8,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	211,100	3,200	3.167	654,400	868,700		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 402.81						/Parcel: 402.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	211,100	3200	3.167	654,400	868,700	868,700	Year End Roll	9/28/2017
2017	101	FV	191,700	1300	3.167	648,000	841,000	841,000	Year End Roll	9/29/2016
2016	101	FV	189,600	1300	3.167	629,600	820,500	820,500	Year End Roll	1/14/2016
2015	101	FV	185,300	1300	3.167	583,200	769,800	769,800	Year End	10/2/2014
2014	101	FV	176,800	1300	3.167	544,000	722,100	722,100	Year End Roll	1/23/2014
2013	101	FV	172,500	1300	3.167	528,000	701,800	701,800	Year End Roll	10/25/2012
2012	101	FV	172,500	1300	3.17	454,500	628,300	628,300	Year End	1/26/2012
2011	101	FV	178,900	1300	3.17	469,500	649,700	649,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BURK GEORGE W	19428-346		10/26/1988	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/22/1999	1632	MANUAL	71,000	C	6/5/1999			dining room & fami

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEAS+INSPCTD	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
6/5/1999	MEAS+INSPCTD	602	D TUCKER
1/20/1996	MEAS+INSPCTD	606	J SMITH
5/24/1991	INSPECTED	601	PAUL MARSH

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

Total AC/HA:	3.16655	Total SF/SM:	137934.92	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	654,380	SpI Credit		Total:	654,400
--------------	---------	--------------	-----------	-------------	-------------	---------------	-----------	--------	---------	------------	--	--------	---------

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	2 - CLAPBOAR 50%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1956	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 25%		
Bsmnt Flr:			
Bsmnt Gar:			
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

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2 - PLASTER		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	4 - CARPET 25%		
Bsmnt Flr:			
Bsmnt Gar:			
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

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
2	SHED/FR	D	Y	1	10X12	A	AV	1999	15.00	T	30	101			1,300			1,300
2	SHED/FR	D	Y	1	8X12	A	GD	2017	15.00	T	10	101			1,300			1,300
19	PATIO	D	Y	1	100	A	AV	2017	7.00	T	15	101			600			600

More:	N	Total Yard Items:	3,200	Total Special Features:		Total:	3,200
-------	---	-------------------	-------	-------------------------	--	--------	-------

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:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	30%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		30.6%

CALC SUMMARY

Basic \$ / SQ:	75.00
Size Adj.:	1.10992801
Const Adj.:	1.01499999
Adj \$ / SQ:	84.493
Other Features:	44755
Grade Factor:	1.12
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	304146
Depreciation:	93069
Depreciated Total:	211077

COMMENTS

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												
RM:	7	BR:	3	Bath:	2	HB:						

REMODELING

Exterior:	
Interior:	1999
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

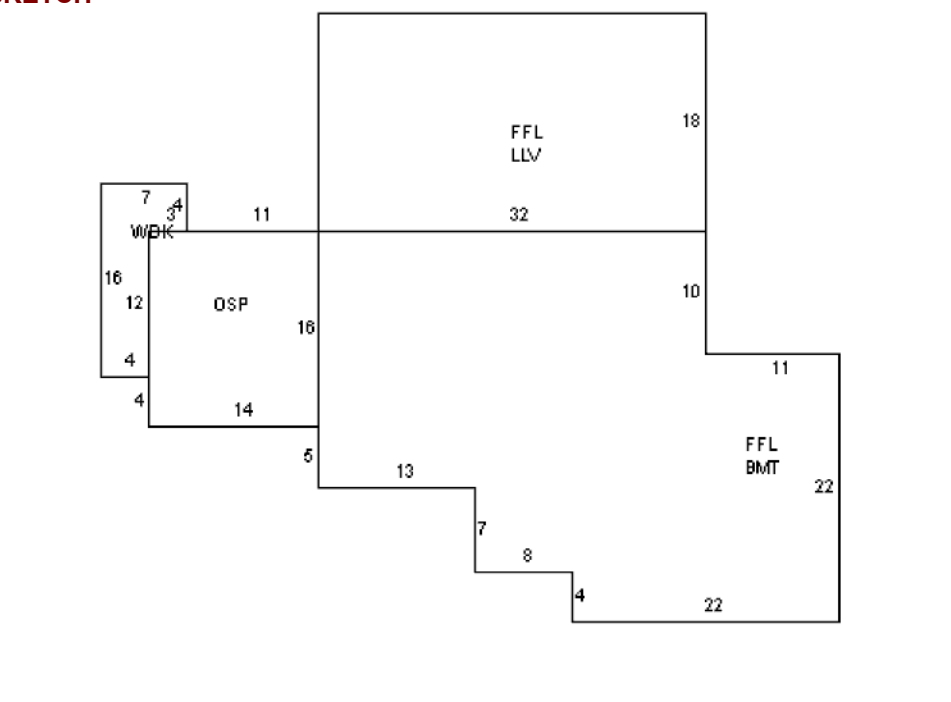
No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val:	661636.6666
Juris. Factor:		Val/Su Fin:	97.87		
Special Features:	0	Val/Su Net:	58.09		
Final Total:	211100	Val/Su SzAd	126.63		

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,667	84.490	140,850	
BMT	BASEMENT	1,091	21.120	23,046	
LLV	LOWR LEVEL	576	96.110	55,360	
OSP	SCRN PORCH	224	22.500	5,040	
WDK	WOOD DECK	76	33.000	2,508	
Net Sketched Area:		3,634	Total:	226,804	
Size Ad	1667	Gross Area	3634	FinArea	2157

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	85	A	

IMAGE AssessPro Patriot Properties, Inc



PARCEL ID 182 3 0

JCod	JFact	Juris. Value