



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MURRAY HEATHER E KOROSTOFF
Owner 2:	
Owner 3:	
Street 1:	63 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MURRAY JOHN W -
Owner 2:	MURRAY HEATHER E KOROSTOFF -
Street 1:	63 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1963, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 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 Infru	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		0.543		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									16,290						16,300	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,102,700	17,800	2.380	662,700	1,783,200	2216	0				
							GIS Ref				
							GIS Ref				
Total Card					1,102,700	17,800	2.380	662,700	1,783,200	Entered Lot Size	
Total Parcel					1,102,700	17,800	2.380	662,700	1,783,200	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			394.74	/Parcel:	394.74	Land Unit Type:		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	1,102,700	17800	2.38	662,700	1,783,200	1,783,200	Year End Roll	9/28/2017
2017	101	FV	979,600	17800	2.38	656,300	1,653,700	1,653,700	Year End Roll	9/29/2016
2016	101	FV	939,400	17800	2.38	637,900	1,595,100	1,595,100	Year End Roll	1/14/2016
2015	101	FV	931,200	17800	2.38	591,500	1,540,500	1,540,500	Year End	10/2/2014
2014	101	FV	874,100	17800	2.38	552,300	1,444,200	1,444,200	Year End Roll	1/23/2014
2013	101	FV	857,800	17800	2.38	536,300	1,411,900	1,411,900	Year End Roll	10/25/2012
2012	101	FV	862,700	17800	2.38	556,300	1,436,800	1,436,800	Year End	1/26/2012
2011	101	FV	878,700	17800	2.38	574,700	1,471,200	1,471,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MURRAY JOHN W,	57402-507		9/6/2011	DIVORCE/ESTA	0	No	No			
CRAIG STANLEY R	31612-375		7/14/2000		1050000	No	No			
CRAIG, STANLEY	26937-395		12/26/1996	CONVENIENC	1	No	No			
LAVINE JEROME	13255-282		8/5/1977		96000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/30/2015	6038	MANUAL	2,800	C				Insulate attic wit
9/6/2013	5543	RENOVATI	16,000	C				remodel an existin
3/17/2004	2866	W/S FLUE		C				
10/17/2003	2799	DEMOLITI		C	5/29/2004			the middle of 3 ac
6/6/2003	2710	RENO-ADD	340,000	C	5/29/2004			
10/27/1998	1563	RENOVATI	30,000	C	4/17/2000			4/17/00 100%
5/1/1998	1399	ROOF		C	6/4/1998			100% 6/4/98
10/8/1993	364	WDK	8,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
10/17/2011	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS/EXT INS	600	PA
5/29/2004	MEAS/EXT INS	615	D VELUTTI
4/17/2000	MEAS+INSPCTD	611	P MULHERN
6/5/1999	MEAS+INSPCTD	602	D TUCKER
6/4/1998	MEAS/EXT INS	602	D TUCKER
2/12/1996	MEAS+INSPCTD	606	J SMITH
11/16/1995	MEAS+INSPCTD	607	D KEARLY

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6	- COLONIAL
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

BATH FEATURES

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

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	RMs:	11	BRs:	5	Baths:	3	HB	1				

OTHER FEATURES

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

CONDO INFORMATION

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

GENERAL INFORMATION

Grade:	A	- VERY GOOD	
Year Blt:	1963	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

REMODELING

Exterior:	2004
Interior:	2004
Additions:	
Kitchen:	2004
Baths:	2004
Plumbing:	
Electric:	
Heating:	2004
General:	2004

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	
Totals			
1	11	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	E	- EXTNSIVE	
Prim Floors:	3	- HARDWOOD	
Sec Floors:		%	
Bsmnt Flr:			
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

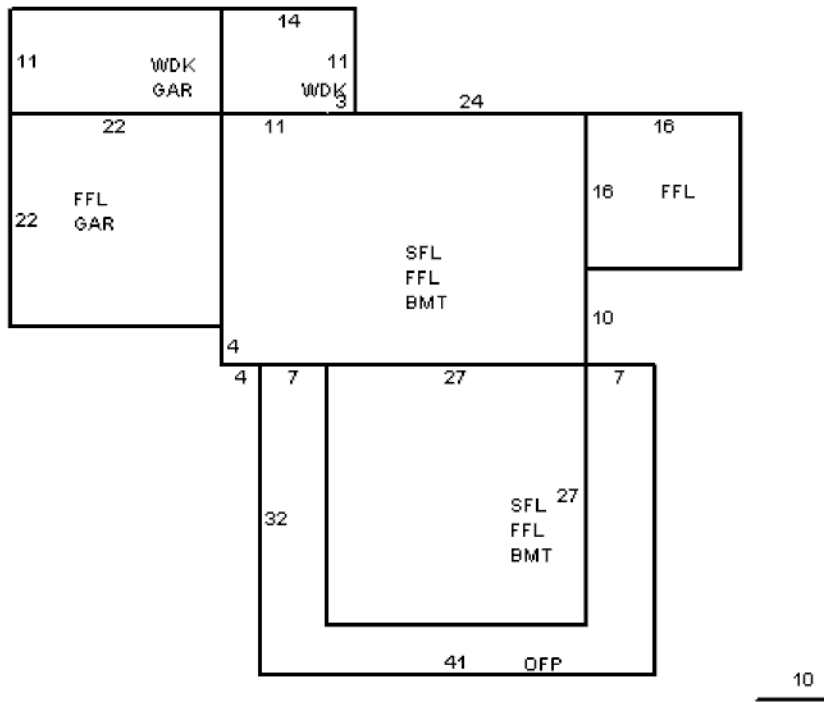
Phys Cond:	EX	- Excellent	4.6%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			4.6%

CALC SUMMARY

Basic \$ / SQ:	88.00
Size Adj.:	0.89374697
Const Adj.:	1.01999998
Adj \$ / SQ:	80.223
Other Features:	95581
Grade Factor:	2.25
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1155831
Depreciation:	53168
Depreciated Total:	1102662

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1183721.621
Juris. Factor:		Val/Su Fin:		244.12
Special Features:	0	Val/Su Net:		145.17
Final Total:	1102700	Val/Su SzAd:		264.18

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,457	80.220	197,107
BMT	BASEMENT	1,717	24.070	41,323
SFL	2ND FLOOR	1,717	80.220	137,742
GAR	GARAGE	726	36.000	26,136
OPF	OPEN PORCH	583	15.000	8,745
WDK	WOOD DECK	396	17.850	7,068
Net Sketched Area:		7,596	Total:	418,121
Size Ad	4174 Gross Area	7596	FinArea	4517

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	20	A	

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	120	A	AV	1981	15.00	T	60	101			700			700
3	GARAGE	D	Y	1	21X23	A	GD	1963	36.00	T	40	101			10,400			10,400
31	BARN	D	Y	1	16X20	A	GD	1963	35.00	T	40	101			6,700			6,700

PARCEL ID

181 2 0

IMAGE**AssessPro** Patriot Properties, Inc

More: N

Total Yard Items:

17,800

Total Special Features:

Total:

17,800