



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	WHITE CHRISTOPHER I
Owner 2:	WHITE ELLEN E
Owner 3:	
Street 1:	67 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

**PREVIOUS OWNER**

Owner 1:	LINCOLN ROBERT A -
Owner 2:	LINCOLN MARY SHEPARD GRIESINGE -
Street 1:	67 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

**NARRATIVE DESCRIPTION**

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1969, Having Primarily WOOD Exterior and TAR+GRAVEL 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		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									690						700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	799,600	400	1.860	647,100	1,447,100	2217	0				
							GIS Ref				
							GIS Ref				
Total Card					799,600	400	1.860	647,100	1,447,100	Entered Lot Size	
Total Parcel					799,600	400	1.860	647,100	1,447,100	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:			287.30	/Parcel:	287.30	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	799,600	400	1.86	647,100	1,447,100	1,447,100	Year End Roll	9/28/2017
2017	101	FV	750,500	400	1.86	640,700	1,391,600	1,391,600	Year End Roll	9/29/2016
2016	101	FV	735,000	400	1.86	622,300	1,357,700	1,357,700	Year End Roll	1/14/2016
2015	101	FV	714,800	400	1.86	575,900	1,291,100	1,291,100	Year End	10/2/2014
2014	101	FV	661,000	400	1.86	536,700	1,198,100	1,198,100	Year End Roll	1/23/2014
2013	101	FV	644,000	400	1.86	520,700	1,165,100	1,165,100	Year End Roll	10/25/2012
2012	101	FV	696,500	400	1.86	540,700	1,237,600	1,237,600	Year End	1/26/2012
2011	101	FV	711,400	400	1.86	559,100	1,270,900	1,270,900	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LINCOLN ROBERT	31231-564		3/21/2000		950000	No	No			
LINCOLN ROBERT	18865-39		2/11/1988	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/6/2012	5261	RENOVATI	12,000	C	5/20/2014			reduce the size of
7/21/1993	292	RENO-ADD	82,600	C	12/22/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L EXTERIOR	610	M FLYNN
11/17/1995	MEAS+INSPCTD	607	D KEARLY
12/22/1993	PERMIT VISIT	600	PA
12/13/1988	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

**EXTERIOR INFORMATION**

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:		%
Roof Struct:	4	- FLAT
Roof Cover:	4	- TAR+GRAVEL
Color:		
View / Desir:		

**GENERAL INFORMATION**

Grade:	A-	- V GOOD-	
Year Blt:	1969	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

**INTERIOR INFORMATION**

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	E	- EXTNSIVE	
Prim Floors:	2	- SOFTWOOD	
Sec Floors:		%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	3	- EXTENSIVE	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	1	- FORCED H/A	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	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	8X8	F	FR	1965	13.50	T	75	101			200			200						
2	SHED/FR	D	Y	1	6X6	A	AV	1965	15.00	T	70	101			200			200						
<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>More: N</td> <td>Total Yard Items:</td> <td>400</td> <td>Total Special Features:</td> <td></td> <td>Total:</td> <td>400</td> </tr> </table>																		More: N	Total Yard Items:	400	Total Special Features:		Total:	400
More: N	Total Yard Items:	400	Total Special Features:		Total:	400																		

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

**CALC SUMMARY**

Basic \$ / SQ:	91.00
Size Adj.:	0.96528524
Const Adj.:	0.96899998
Adj \$ / SQ:	85.118
Other Features:	60263
Grade Factor:	1.80
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1095363
Depreciation:	295748
Depreciated Total:	799615

**COMMENTS**

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**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:	11	BR:	5	Bath:	3	HB	1				

**REMODELING**

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

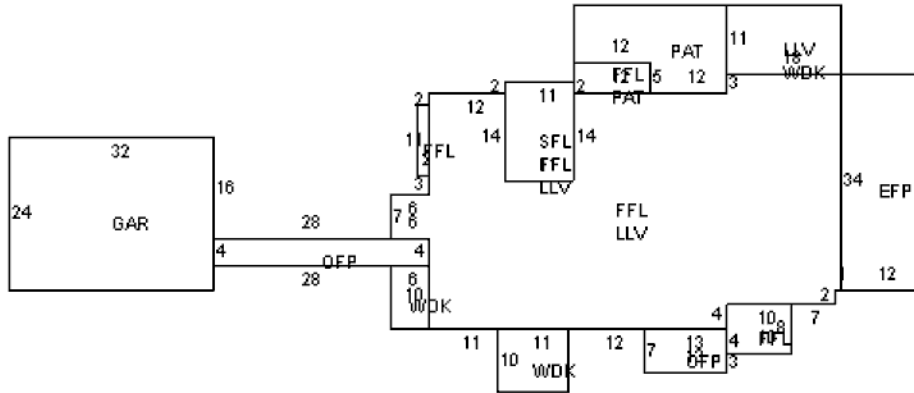
**RES BREAKDOWN**

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

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1207973.553
Juris. Factor:		Val/Su Fin:		158.75	
Special Features:	0	Val/Su Net:		106.03	
Final Total:	799600	Val/Su SzAd:		286.90	

**SKETCH**



**SUB AREA**

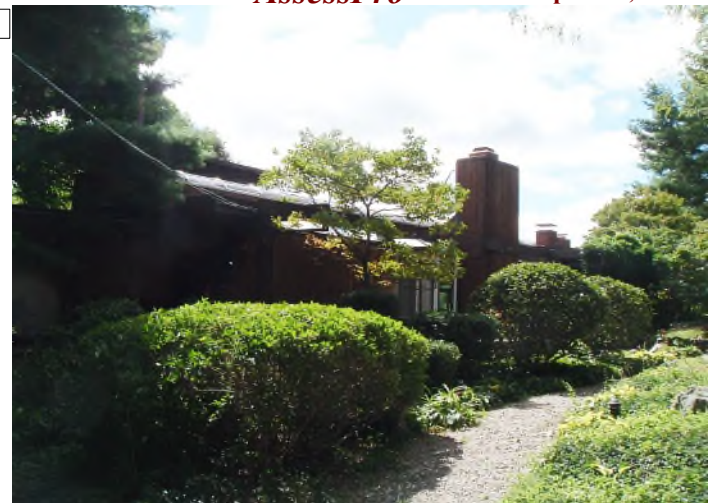
Code	Description	Area - SQ	Rate - AV	Undepr Value	
LLV	LOWR LEVEL	2,647	96.820	256,287	
FFL	1ST FLOOR	2,611	85.120	222,243	
GAR	GARAGE	768	36.000	27,648	
EFP	ENCL PORCH	408	36.000	14,688	
WDK	WOOD DECK	368	18.120	6,669	
PAT	PATIO	336	7.000	2,352	
OFF	OPEN PORCH	227	15.000	3,405	
SFL	2ND FLOOR	176	85.120	14,981	
Net Sketched Area:		7,541	Total:	548,273	
Size Ad	2787	Gross Area	7541	FinArea	5037

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	85	A	0

**IMAGE**

AssessPro Patriot Properties, Inc



**PARCEL ID** 181 1 0