

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR SHERMAN P
Owner 2:	DAVIS TR PHYLLIS M
Owner 3:	THREE HOUSES REALTY TRUST
Street 1:	47 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	DAVIS SHERMAN P -
Owner 2:	-
Street 1:	47 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 MULT HS with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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
109	MULT HS		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
109	MULT HS		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
109	149,200	3,500	1.860	647,100	799,800		0
							GIS Ref
							GIS Ref
Total Card	149,200	3,500	1.860	647,100	799,800	Entered Lot Size	
Total Parcel	361,900	3,500	1.860	647,100	1,012,500	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		585.93	/Parcel:	324.52	Insp Date
						Land Unit Type:	06/17/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	109	FV	361,900	3500	1.86	647,100	1,012,500	1,012,500	Year End Roll	9/28/2017
2017	109	FV	344,600	3500	1.86	640,700	988,800	988,800	Year End Roll	9/29/2016
2016	109	FV	338,800	3500	1.86	622,300	964,600	964,600	Year End Roll	1/14/2016
2015	109	FV	327,200	3500	1.86	575,900	906,600	906,600	Year End	10/2/2014
2014	109	FV	321,600	3500	1.86	536,700	861,800	861,800	Year End Roll	1/23/2014
2013	109	FV	292,700	3500	1.86	520,700	816,900	816,900	Year End Roll	10/25/2012
2012	101	FV	312,200	3500	1.86	540,700	856,400	856,400	Year End	1/26/2012
2011	101	FV	322,600	3500	1.86	559,100	885,200	885,200	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS SHERMAN P	28059-135		1/8/1998	CONVENIENC		1	No	No		
DAVIS PRESCOTT	14007-103		7/11/1980		103800	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/9/2016	6646	WOOD STO	50	C				install wood stove
7/23/2012	5104	RENOVATI	57,790	C	12/7/2012			interior reno due
11/10/2012	4966	RENOVATI	14,500	C	6/19/2012			interior reno to k
12/6/2000	2145	W/S FLUE		C	7/6/2001			
11/5/1998	1575	ROOF	1,800	C	4/14/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	FIELDREV CHG	622	K Cuoco
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2012	MEAS/EXT INS	25	D ERSKINE
7/10/2008	MEAS/EXT INS	25	D ERSKINE
7/6/2001	MEAS/EXT INS	613	M COLE
11/25/2000	M&L COMPLETE	610	M FLYNN
4/14/1999	MEAS/EXT INS	602	D TUCKER
11/17/1995	MEAS+INSPCTD	607	D KEARLY
1/10/1994	FIELDREV CHG	600	PA

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22 - CONVENTNL
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 3
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	6 - SALTBOX
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:	%		
Partition:	T - TYPICAL		
Prim Floors:	3 - HARDWOOD		
Sec Floors:	6 - CERAMIC T 50%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3 - TYPICAL		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
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	10x6	A	AV	1910	15.00	T	70	109			300			300
2	SHED/FR	D	Y	1	80	A	AV	1910	15.00	T	70	109			400			400
3	GARAGE	D	Y	1	12x16	A	AV	1910	36.00	T	60	109			2,800			2,800

More:	N	Total Yard Items:	3,500	Total Special Features:		Total:	3,500
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	26%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26%

CALC SUMMARY

Basic \$ / SQ:	89.00
Size Adj.:	1.18956041
Const Adj.:	1.02999997
Adj \$ / SQ:	109.047
Other Features:	31500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	201613
Depreciation:	52419
Depreciated Total:	149194

COMMENTS

3 HOUSES ON 1 LOT REMOD 1986

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: 4		BRs: 2		Baths: 1						HB 1

REMODELING

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

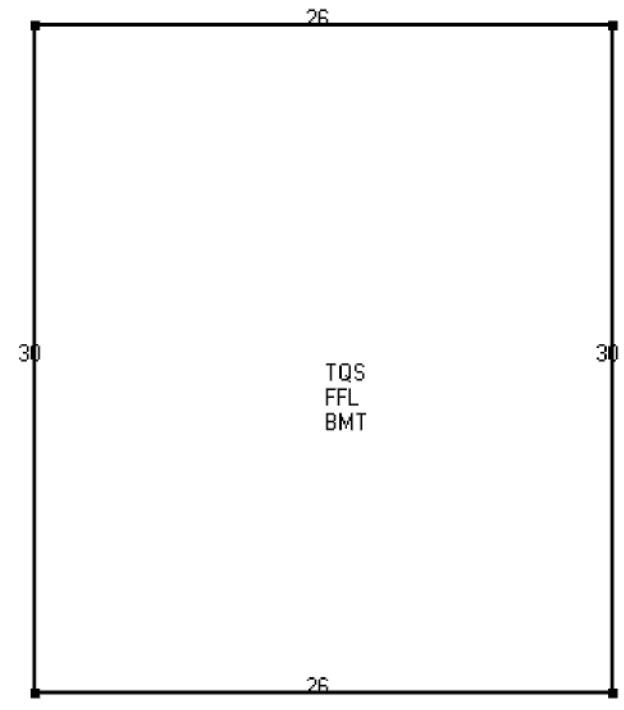
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	2
Totals			
1	4	2	2

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	780	27.260	21,264	
FFL	1ST FLOOR	780	109.050	85,057	
TQS	3/4 STORY	585	109.050	63,792	
Net Sketched Area:		2,145	Total:	170,113	
Size Ad	1365	Gross Area	2340	FinArea	1365

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 182 27 0