



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MACLEAN ALEXANDER S
Owner 2:	CONKLIN KATHERINE M
Owner 3:	
Street 1:	23 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

PREVIOUS OWNER

Owner 1:	MACLEAN - ALEX S
Owner 2:	-
Street 1:	23 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3912

NARRATIVE DESCRIPTION

This Parcel contains 2.17 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL 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 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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.333		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									9,990						10,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	325,100	67,800	2.170	674,000	1,066,900		0
							GIS Ref
							GIS Ref
Total Card	325,100	67,800	2.170	674,000	1,066,900	Entered Lot Size	
Total Parcel	662,900	67,800	2.170	674,000	1,404,700	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		627.59	/Parcel:	401.86	Insp Date
						Land Unit Type:	10/16/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	637,100	67800	2.17	656,400	1,361,300	1,361,300	Create Final value 2019	6/4/2019
2018	101	FV	637,100	67800	2.17	656,400	1,361,300	1,361,300	Year End Roll	9/28/2017
2017	101	FV	614,100	67800	2.17	650,000	1,331,900	1,331,900	Year End Roll	9/29/2016
2016	101	FV	594,100	67800	2.17	631,600	1,293,500	1,293,500	Year End Roll	1/14/2016
2015	101	FV	580,300	67800	2.17	585,200	1,233,300	1,233,300	Year End	10/2/2014
2014	101	FV	559,100	67800	2.17	546,000	1,172,900	1,172,900	Year End Roll	1/23/2014
2013	101	FV	549,500	67800	2.17	530,000	1,147,300	1,147,300	Year End Roll	10/25/2012
2012	101	FV	555,000	67800	2.17	550,000	1,172,800	1,172,800	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MACLEAN,ALEX S	63959-94		7/23/2014	CONVENIENC		1	No	No		
SUMMERS JULIA,	51740-142		9/30/2008		1300000	No	No			
SUMMERS JAMES I	20548-481		5/18/1990	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/24/2015	6125	SOLAR PA	20,800	C				Installation of ro
5/13/1999	1712	RENOVATI	27,000	C	5/30/2000			5/30/00 100%
11/5/1998	1577	MANUAL		C	5/30/2000			5/30/00 100%
11/5/1998	1576	GAR-STUD	290,000	C	3/6/1999			5/26/99 100%
5/20/1998	1426	BARN	290,000	C	5/30/2000			5/30/00 100%
7/20/1993	290	WDK	35,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
3/10/2009	MEAS+INSPCTD	100	
8/18/2007	MEAS/EXT INS	616	D MANZELLO
5/30/2000	MEAS+INSPCTD	611	
5/26/1999	MEAS+INSPCTD	602	
6/25/1998	MEAS/EXT INS	600	
12/6/1995	MEAS/EXT INS	607	
2/1/1994	PERMIT VISIT	600	
12/22/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.16955 Total SF/SM: 94505.59 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 673,990 Spl Credit Total: 674,000

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:		

GENERAL INFORMATION

Grade:	B	- GOOD	
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:	5	- LINO/VINYL 20%
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

INTERIOR INFORMATION

Phys Cond:	EX	- Excellent	5.3%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			5.3%

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
33	2 ST BARN	D	Y	1	30x39	G	AV	1998	68.75	T	16.5	101			67,200			67,200
19	PATIO	D	Y	1	300	A	AV	1956	7.00	T	70	101			600			600

More:	N
Total Yard Items:	67,800
Total Special Features:	

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:		Rating:	

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Basic \$ / SQ:	94.00
Size Adj.:	1.10294116
Const Adj.:	1.01399994
Adj \$ / SQ:	105.128
Other Features:	37000
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	343255
Depreciation:	18193
Depreciated Total:	325063

CALC SUMMARY

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	0.00000
Juris. Factor:		Val/Su Fin:	191.24	
Special Features:	0	Val/Su Net:	110.20	
Final Total:	325100	Val/Su SzAd:	191.24	

COMPARABLE SALES

Parcel ID	169 27 0
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More:	N
Total Yard Items:	67,800
Total Special Features:	

COMMENTS

RESIDENTIAL GRID

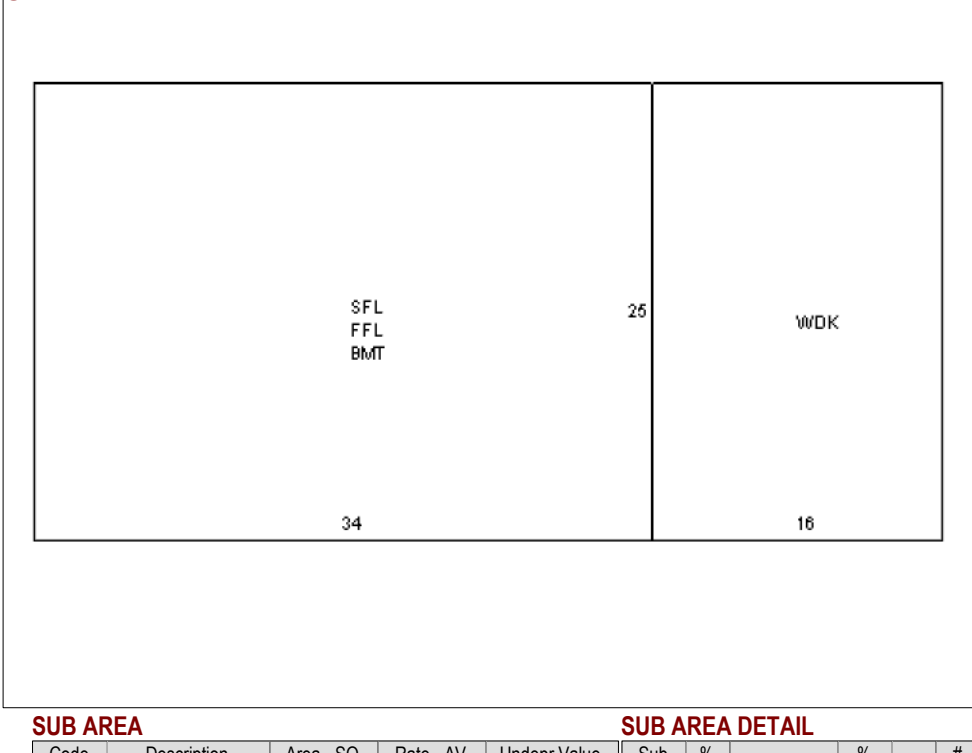
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM:	7	BR:	3	Baths:	2	HB					

REMODELING

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

RES BREAKDOWN

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

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	850	26.280	22,340	
FFL	1ST FLOOR	850	105.130	89,359	
SFL	2ND FLOOR	850	105.130	89,359	
WDK	WOOD DECK	400	17.810	7,125	
Net Sketched Area:		2,950	Total:	208,183	
Size Ad	1700	Gross Area	2950	FinArea	1700

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

Parcel ID	169 27 0
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Total:	67,800
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