



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	LYTTON TR MEGHAN K
Owner 2:	MICHAEL LYTTON REVOC TRUST
Owner 3:	
Street 1:	48 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	LYTTON - MICHAEL E
Owner 2:	-
Street 1:	48 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.32 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1953, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 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		0.483		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									14,490						14,500	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	990,900	3,900	2.320	678,500	1,673,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 398.78						/Parcel: 398.78	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	1,038,900	400	2.32	660,900	1,700,200	1,700,200	Create Final value 2019	6/4/2019
2018	101	FV	1,038,900	400	2.32	660,900	1,700,200	1,700,200	Year End Roll	9/28/2017
2017	101	FV	975,200	400	2.32	654,500	1,630,100	1,630,100	Year End Roll	9/29/2016
2016	101	FV	960,200	400	2.32	636,100	1,596,700	1,596,700	Year End Roll	1/14/2016
2015	101	FV	937,100	400	2.32	589,700	1,527,200	1,527,200	Year End	10/2/2014
2014	101	FV	875,500	400	2.32	550,500	1,426,400	1,426,400	Year End Roll	1/23/2014
2013	101	FV	860,100	400	2.32	534,500	1,395,000	1,395,000	Year End Roll	10/25/2012
2012	101	FV	860,100	400	2.32	554,500	1,415,000	1,415,000	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYTTON, MICHAEL	72808-226		6/21/2019	FAMILY	0	No	No			
DECAPO THOMAS A	46535-144		11/23/2005		1799999	No	No			
APPIGNANI BARBA	26580-589		8/14/1996	CHD>SALE	425000	No	No			
TUNNELL, EST. O	24610-125		6/10/1994		380000	No	No			
	8077-584		5/19/1953		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/17/2019	R-19-0025	ROOF	23,992	C				Do roof maintenanc
10/15/2014	5940	WDK	46,000	C				
9/13/2002	2576	RENOVATI	85,000	C	6/17/2003			kitchen
8/12/1997	1250	ADDITION	350,000	C	6/13/1998			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/6/2009	MEAS+INSPCTD	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
3/6/1999	MEAS+INSPCTD	602	
6/13/1998	MEAS+INSPCTD	602	
11/14/1995	MEAS+INSPCTD	607	
5/11/1991	INSPECTED	601	

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+	- EXCELLENT
Year Blt:	1953	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:			
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	1	- OIL	
Heat Type:	14	- HVAC	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

Phys Cond:	GD	- Good	23.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			23.2%

**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	22x14	A	AV	2015	15.00	T	15	101			3,900			3,900

**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:	1	Rating:	GOOD

**OTHER FEATURES**

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

**CONDO INFORMATION**

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

**DEPRECIATION**

Basic \$ / SQ:	92.00
Size Adj.:	0.92306030
Const Adj.:	0.99806994
Adj \$ / SQ:	84.758
Other Features:	106719
Grade Factor:	2.65
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1290293
Depreciation:	299348
Depreciated Total:	990945

**CALC SUMMARY**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:			AvRate:	Ind.Val 1189700.000
Juris. Factor:			Val/Su Fin:	236.15
Special Features:	0		Val/Su Net:	159.00
Final Total:	990900		Val/Su SzAd:	285.81

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price

**COMMENTS**

INCLUDES 107-10 (.49 AC.).

**RESIDENTIAL GRID**

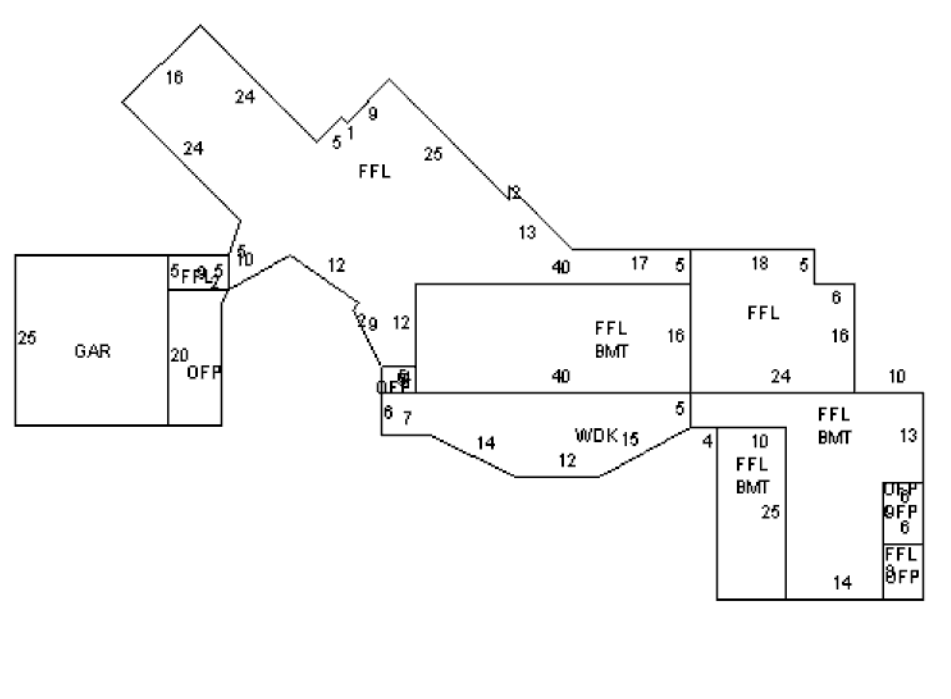
1st Res Grid	Desc:	Line 1	# Units	1								
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RM	10	BR	5	Baths	3	HB	1				

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,467	84.760	293,855	
BMT	BASEMENT	1,458	37.080	54,065	
GAR	GARAGE	550	36.000	19,800	
WDK	WOOD DECK	420	17.640	7,410	
OFFP	OPEN PORCH	337	15.000	5,055	
Net Sketched Area:		6,232	Total:	380,185	
Size Ad	3467	Gross Area	6232	FinArea	4196

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

**IMAGE**

AssessPro Patriot Properties, Inc

