



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	THOMPSON CHRISTINA A
Owner 2:	PARANGI APERAHAMA L
Owner 3:	
Street 1:	44 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

**PREVIOUS OWNER**

Owner 1:	THOMPSON - ELLIOTT C
Owner 2:	THOMPSON - CHRISTINA A
Street 1:	44 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

**NARRATIVE DESCRIPTION**

This Parcel contains 2.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1961, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:				Topo		
D				Street	1	PAVED
s				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	8.3	1.000	R4									664,000						664,000	
101	ONE FAM		0.853		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									25,590						25,600	
101	ONE FAM		0.17		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,020						1,000	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	453,600	28,100	2.860	690,600	1,172,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 315.06						/Parcel: 315.06	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	440,200	28100	2.86	673,000	1,141,300	1,141,300	Create Final value 2019	6/4/2019
2018	101	FV	440,200	28100	2.86	673,000	1,141,300	1,141,300	Year End Roll	9/28/2017
2017	101	FV	432,900	28100	2.86	666,600	1,127,600	1,127,600	Year End Roll	9/29/2016
2016	101	FV	422,900	28100	2.86	648,200	1,099,200	1,099,200	Year End Roll	1/14/2016
2015	101	FV	412,100	28100	2.86	601,800	1,042,000	1,042,000	Year End	10/2/2014
2014	101	FV	383,200	28100	2.86	562,600	973,900	973,900	Year End Roll	1/23/2014
2013	101	FV	375,900	28100	2.86	546,600	950,600	950,600	Year End Roll	10/25/2012
2012	101	FV	375,900	28100	2.86	566,600	970,600	970,600	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMPSON ,ELLIO	70128-50		10/25/2017	PARTIAL INTR	300000	No	No			
THOMPSON TR,ELL	70128-48		10/25/2017	CONVENIENC	10	No	No			
THOMPSON,DOROTH	61397-574		3/14/2013	FAMILY	10	No	No			
THOMPSON, LAWRE	25535-138		8/1/1995	CONVENIENC	0	No	No		L. THOMPSON DEATH CERT 06/06 BK 476	
	8998-290		8/19/1957		0	No	No			

**BUILDING PERMITS**

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
10/6/2011	4880	ROOF		C				strip & re-roof dw
10/14/1999	1825	ADDITION	130,000	C	6/20/2000			3 bedroom addition
6/22/1993	272	SHED	12,000	C	12/22/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/8/2017	LEFT NOTICE	4	JG
8/18/2007	MEAS+INSPCTD	616	D MANZELLO
6/20/2000	MEAS+INSPCTD	611	
11/14/1995	MEAS+INSPCTD	607	
12/22/1993	PERMIT VISIT	600	
7/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.85955	Total SF/SM: 124562.00	Parcel LUC: 101 ONE FAM	Prime NB Desc RES CAT 4	Total: 690,610	Spl Credit	Total: 690,600
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### 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:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

### GENERAL INFORMATION

Grade:	B - GOOD
Year Blt:	1961 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:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	B
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	2
% Heated:	100 % AC: 25
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
10	POOL I-C	D	Y	1	360	A	AV	1961	24.14	T	70	101			2,600			2,600
21	STUDIO	D	Y	1	338	A	AV	1995	50.00	T	21	101			13,400			13,400
2	SHED/FR	D	Y	1	12X12	A	AV	1973	15.00	T	70	101			600			600
92	SCREEN HSE	D	Y	1	23X11	G	GD	1961	31.25	T	65	101			2,800			2,800
15	SHOP	D	Y	1	15X25	G	GD	1993	27.50	T	16	101			8,700			8,700

More: N Total Yard Items: 28,100 Total Special Features: Total: 28,100

### BATH FEATURES

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

### OTHER FEATURES

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

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	GD - Good	21.0%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		21.2%

### CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	0.95554984
Const Adj.:	1.00999999
Adj \$ / SQ:	88.790
Other Features:	92201
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	575602
Depreciation:	122028
Depreciated Total:	453574

### COMMENTS

DEED DATED 10/25/17 GRANTED ELLIOTT THOMPSON'S INTEREST TO APERAHAMA L PARANGI FOR \$300,000 BOOK 70128, PAGE 50.

### 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												

### REMODELING

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

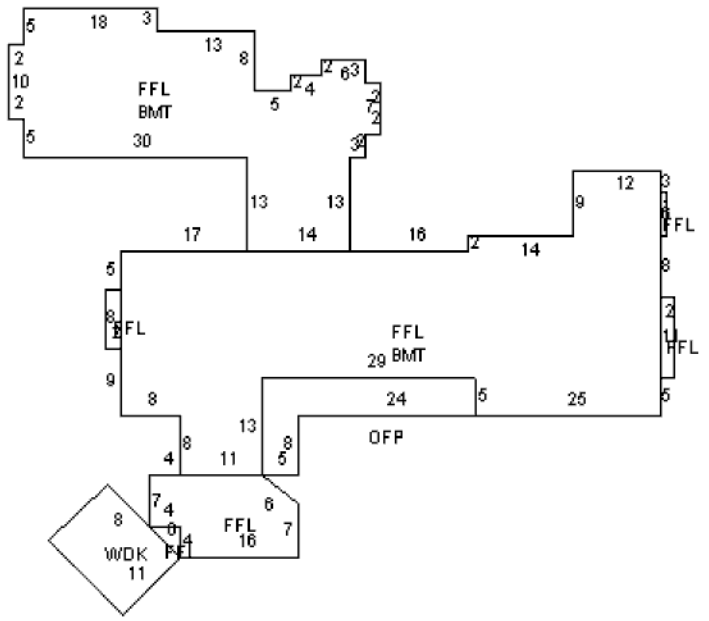
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

### COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	613000.0000
Juris. Factor:		Val/Su Fin:	121.90	
Special Features:	0	Val/Su Net:	93.33	
Final Total:	453600	Val/Su SzAd	155.40	

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,919	88.790	259,177	
BMT	BASEMENT	1,604	33.300	53,400	
OFF	OPEN PORCH	185	15.000	2,775	
WDK	WOOD DECK	152	23.630	3,591	
Net Sketched Area:		4,860	Total:	318,943	
Size Ad	2919	Gross Area	5929	FinArea	3721

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	60	RRM	50	A	0

### IMAGE

AssessPro Patriot Properties, Inc



### PARCEL ID

169 10 0