



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PIKE JOHN A
Owner 2:	PIKE MARY S
Owner 3:	
Street 1:	20 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3900 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 8.017 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1969, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 10 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:						
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		0.88		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									26,400						26,400	
101	ONE FAM		0.98		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									5,880						5,900	Wetland
132	UNDEV		3.05		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									18,300						18,300	Cons Restr
132	UNDEV		1.27		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R4									7,620						7,600	Cons Restr, Wetlan

Total AC/HA:	8.01655	Total SF/SM:	349200.91	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	722,200	Spl Credit	Total:	722,200
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IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	576,500	4,200	3.697	696,300	1,277,000	6/2010 Combined CR lot 107-13-1 with this parcel per plan.
132			4.320	25,900	25,900	
Total Card	576,500	4,200	8.017	722,200	1,302,900	Entered Lot Size
Total Parcel	576,500	4,200	8.017	722,200	1,302,900	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:	374.83	/Parcel:	374.83	Land Unit Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	588,100	4200	8.017	704,600	1,296,900	1,296,900	Create Final value 2019	6/4/2019
2018	101	FV	588,100	4200	8.017	704,600	1,296,900	1,296,900	Year End Roll	9/28/2017
2017	101	FV	553,100	10200	8.017	698,200	1,261,500	1,261,500	Year End Roll	9/29/2016
2016	101	FV	542,000	10200	8.017	679,800	1,232,000	1,232,000	Year End Roll	1/14/2016
2015	101	FV	527,900	10200	8.017	633,400	1,171,500	1,171,500	Year End	10/2/2014
2014	101	FV	490,500	10200	8.017	594,200	1,094,900	1,094,900	Year End Roll	1/23/2014
2013	101	FV	481,100	10200	8.017	578,200	1,069,500	1,069,500	Year End Roll	10/25/2012
2012	101	FV	481,100	10200	8.017	598,200	1,089,500	1,089,500	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BROWNING GEORGE	11521-231		6/19/1968		80000	No	No			

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
4/28/2008	3929	TEMPORAR		C				tent 5-30 to 6-1

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L EXTERIOR	615	
1/16/1996	MEAS+INSPCTD	606	
5/30/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

USER DEFINED

Prior Id # 1:	107 13 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

PRINT

Date	Time
09/30/19	16:11:01

LAST REV

Date	Time
06/07/17	13:30:13

apro 204

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
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:	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:	T	- TYPICAL
Prim Floors:	3	- HARDWOOD
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:		
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	3	- ELECTRIC
Heat Type:	6	- ELECTRC BB
# Heat Sys:	1	
% 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
19	PATIO	D	Y	1	20X12	A	AV	2017	7.00	T	15	101			1,400			1,400
2	SHED/FR	D	Y	1	12X15	F	AV	2017	13.50	T	15	101			2,100			2,100
40	LEAN-TO	D	Y	1	9X15	A	AV	2017	6.00	T	15	101			700			700

More: N	Total Yard Items:	4,200	Total Special Features:		Total:	4,200
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BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	19%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			19%

CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	0.92261219
Const Adj.:	0.99959999
Adj \$ / SQ:	84.846
Other Features:	59429
Grade Factor:	1.75
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	711775
Depreciation:	135237
Depreciated Total:	576538

COMMENTS

5/17 DID NOT SEE 731 SQFT BARN.

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:	4	HB:					

REMODELING

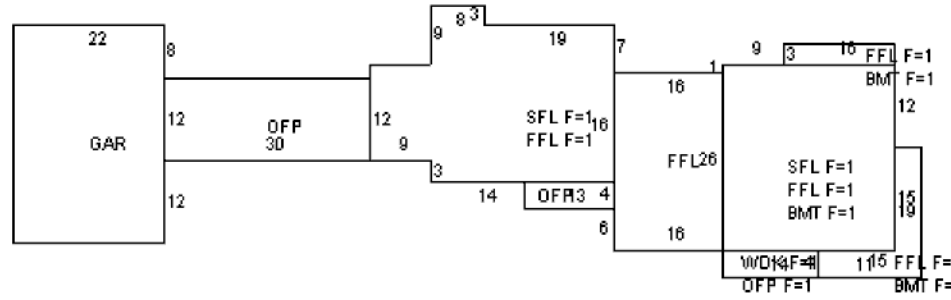
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	2
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	1386326.326
Juris. Factor:		Val/Su Fin:		165.85
Special Features:	0	Val/Su Net:		103.93
Final Total:	576500	Val/Su SzAd:		165.85

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,030	84.850	172,238	
SFL	2ND FLOOR	1,446	84.850	122,688	
BMT	BASEMENT	843	21.210	17,881	
GAR	GARAGE	704	36.000	25,344	
OFFP	OPEN PORCH	468	15.000	7,020	
WDK	WOOD DECK	56	38.000	2,128	
Net Sketched Area:		5,547	Total:	347,299	
Size Ad	3476	Gross Area	5547	FinArea	3476

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE**AssessPro Patriot Properties, Inc**