



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	FLORES JOE B
Owner 2:	
Owner 3:	
Street 1:	PO BOX 6277
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-6278 Type:

**PREVIOUS OWNER**

Owner 1:	WHITNEY JR THOMAS HP TR OF THE -
Owner 2:	CONANT ROAD NOMINEE TRUST -
Street 1:	PO BOX 961989
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02196-1989

**NARRATIVE DESCRIPTION**

This Parcel contains 2.8 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1964, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 4 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		0.903		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									27,090						27,100	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									360						400	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	426,800	87,100	2.800	691,500	1,205,400		0
							GIS Ref
							GIS Ref
Total Card	426,800	87,100	2.800	691,500	1,205,400	Entered Lot Size	
Total Parcel	426,800	87,100	2.800	691,500	1,205,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		345.58	/Parcel:	345.58	Insp Date
						Land Unit Type:	05/19/14

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	404,700	87100	2.8	673,900	1,165,700	1,165,700	Create Final value 2019	6/4/2019
2018	101	FV	404,700	87100	2.8	673,900	1,165,700	1,165,700	Year End Roll	9/28/2017
2017	101	FV	397,900	87100	2.8	667,500	1,152,500	1,152,500	Year End Roll	9/29/2016
2016	101	FV	386,700	87100	2.8	649,100	1,122,900	1,122,900	Year End Roll	1/14/2016
2015	101	FV	376,700	72600	2.8	602,700	1,052,000	1,052,000	Year End	10/2/2014
2014	101	FV	338,000	0	2.8	563,500	901,500	901,500	Year End Roll	1/23/2014
2013	101	FV	331,300	0	2.8	547,500	878,800	878,800	Year End Roll	10/25/2012
2012	101	FV	371,400	0	2.8	567,500	938,900	938,900	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITNEY JR THOM	57328-203		8/22/2011		900000	No	No			
RUGO HENRY J TR	47773-360		7/7/2006	CONVENIENC	10	No	No			
RUGO HENRY J,	47054-490		3/2/2006	FAMILY	10	No	No			
	10349-12		9/19/1963		0	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/6/2019	R-19-0073	FENCE	35,000	C				Install a white ce
7/5/2016	6492	MANUAL		C				Extend stone wall
7/30/2014	5852	MANUAL	85	C				
11/22/2013	5608	BARN		C				allow framing chan
7/17/2013	5480	BARN	250,000	C	5/2/2019			construct horse st
10/4/2011	4876	KITCHEN	15,000	C				Replace kit cabine

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
5/19/2014	MEAS/EXT INS	25	D ERSKINE
5/31/2012	SALES INSP	618	G BOURGAULT
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	ENTRY DENIED	613	
12/6/1995	MEAS/EXT INS	607	
10/1/1983	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

## EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	4	- FLAT
Roof Cover:	4	- TAR+GRAVEL
Color:		
View / Desir:		

## GENERAL INFORMATION

Grade:	B+	- GOOD (+)
Year Blt:	1964	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdct:		Fact.:
Const Mod:		
Lump Sum Adj:		

## INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	E	- EXTNSIVE	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	11	- MASONRY	25%
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	1	- EXTENSIVE	
Insulation:	3	- EXTENSIVE	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
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
33	2 ST BARN	D	Y	1	1056	V	VG	2013	82.50	T	0	101			87,100			87,100
More:	N																	
Total Yard Items:									87,100									
Total Special Features:																		
Total:									87,100									

## BATH FEATURES

Full Bath:	2	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:	GOOD
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

## CONDO INFORMATION

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

## DEPRECIATION

Phys Cond:	AV	- Average	28.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			28.5%

## CALC SUMMARY

Basic \$ / SQ:	92.00
Size Adj.:	0.92201835
Const Adj.:	0.96662492
Adj \$ / SQ:	81.995
Other Features:	60750
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	596863
Depreciation:	170106
Depreciated Total:	426757

## 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	s:	10	BR	s:	4	Bath	s:	2	HB	1	

## REMODELING

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

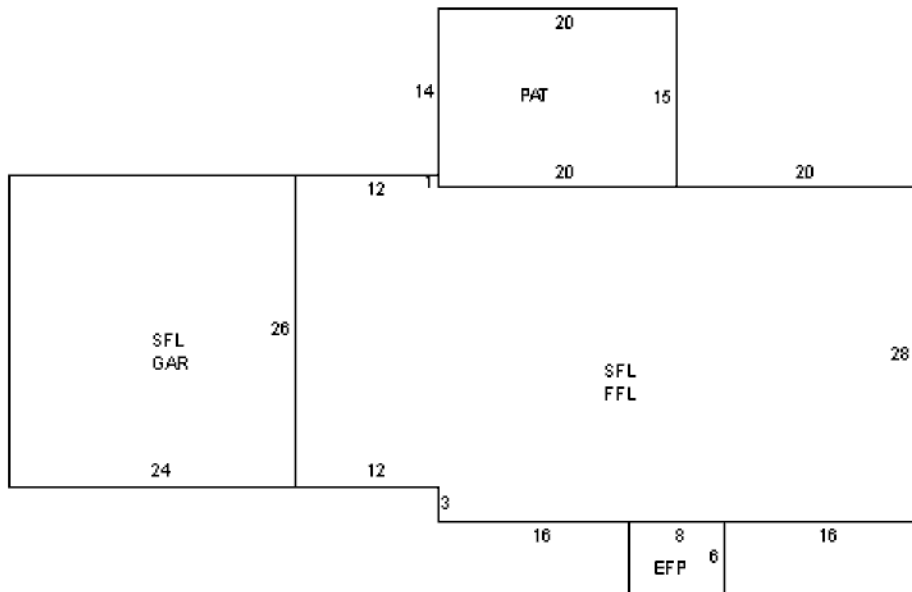
## RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	2
Totals			
1	10	4	

## COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:				1069791.035
AvRate:				
Ind.Val				122.36
Juris. Factor:				95.70
Special Features:	0			122.36
Final Total:	426800			

## SKETCH



## SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
SFL	2ND FLOOR	2,056	81.990	168,581	
FFL	1ST FLOOR	1,432	81.990	117,416	
GAR	GARAGE	624	36.000	22,464	
PAT	PATIO	300	7.000	2,100	
EFP	ENCL PORCH	48	36.000	1,728	
Net Sketched Area:		4,460	Total:	312,289	
Size Ad	3488	Gross Area	4460	FinArea	3488

## SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

## IMAGE

AssessPro Patriot Properties, Inc



## PARCEL ID

169 7 0