



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOE BARBARA
Owner 2:	
Owner 3:	
Street 1:	89 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	Burk - Prescott R
Owner 2:	Burk - Lucinda F
Street 1:	89 Conant Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This Parcel contains 1.867 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1990, Having Primarily WOOD SHING Exterior and OTHER Roof Cover, with 1 Units, 3 Baths, 1 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		
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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		0.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									180						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	436,200	32,400	1.867	800,200	1,268,800		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 475.95						/Parcel: 475.95	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	434,300	32400	1.867	797,000	1,263,700	1,263,700	Create Final value 2019	6/4/2019
2018	101	FV	434,300	32400	1.867	797,000	1,263,700	1,263,700	Year End Roll	9/28/2017
2017	101	FV	415,600	32400	1.867	797,000	1,245,000	1,245,000	Year End Roll	9/29/2016
2016	101	FV	402,200	32400	1.867	745,000	1,179,600	1,179,600	Year End Roll	1/14/2016
2015	101	FV	387,400	32400	1.867	689,800	1,109,600	1,109,600	Year End	10/2/2014
2014	101	FV	222,300	32400	1.867	680,200	934,900	934,900	Year End Roll	1/23/2014
2013	101	FV	196,600	32400	1.867	520,200	749,200	749,200	Year End Roll	10/25/2012
2012	101	FV	220,100	32400	1.87	508,400	760,900	760,900	Year End	1/26/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Burk,Prescott R	60622-22		12/3/2012	CHD>SALE	1145625	No	No			
BURK GEORGE + R	19633-11		2/3/1989	FAMILY	0	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/3/2014	5813	SOLAR PA	10,000	C	8/7/2014			Installation of ro
10/3/2013	5568	MANUAL	94,000	C				sheet metal work f
7/15/2013	5473	RENOVATI	1,200,000	C	5/19/2014			reconstruct deck;r
4/9/2013	5370	MANUAL	5,000	C				sheet metal work f
1/11/2013	5294	RENOVATI	50,000	C	6/17/2013			reno 1st fl bth &
11/20/2008	4100	MANUAL		C				install wood burni

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS+INSPCTD	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L COMPLETE	610	
11/17/1995	MEAS+INSPCTD	607	
1/31/1994	FIELDREV CHG	600	
1/10/1994	LEFT NOTICE	600	
11/7/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	22 - CONVENT'NL
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	12 - OTHER
Color:	
View / Desir:	

BATH FEATURES

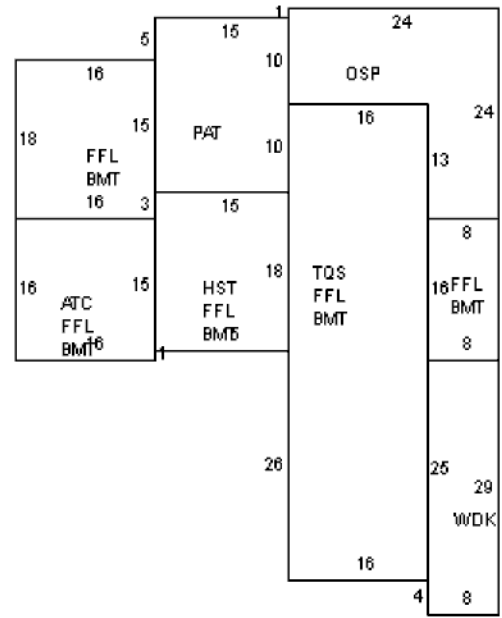
Full Bath:	3 Rating: GOOD
A Bath:	
3/4 Bath:	
A 3QBth:	
1/2 Bath:	1 Rating: AVERAGE
A HBth:	
OthrFix:	2 Rating: AVERAGE

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	RMs: 7			BRs: 3			Baths: 3			HB: 1		

SKETCH



GENERAL INFORMATION

Grade:	B - GOOD		
Year Blt:	1990	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	2
Totals			
1	7	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	4 - CARPET 50%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	2 - GAS
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

DEPRECIATION

Phys Cond:	GD - Good	11.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		11.6%

CALC SUMMARY

Basic \$ / SQ:	87.00
Size Adj.:	0.98174971
Const Adj.:	1.00999999
Adj \$ / SQ:	86.266
Other Features:	68433
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	493447
Depreciation:	57240
Depreciated Total:	436207

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,806	21.570	38,949	
FFL	1ST FLOOR	1,806	86.270	155,797	
TQS	3/4 STORY	648	86.270	55,901	
OSP	SCRN PORCH	368	22.500	8,280	
PAT	PATIO	300	7.000	2,100	
WDK	WOOD DECK	232	20.390	4,731	
HST	HALF STORY	135	86.270	11,646	
ATC	ATTIC	77	86.270	6,625	
Net Sketched Area: 5,372		Total:		284,029	
Size Ad	2589	Gross Area	5902	FinArea	2666

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

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
31	BARN	D	Y	1	36x36	A	AV	1990	35.00	T	28.5	101			32,400			32,400

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	32,400	Total Special Features:		Total:	32,400
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