



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TEKSTEN RISA R
Owner 2:	
Owner 3:	
Street 1:	34 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3900 Type:

**PREVIOUS OWNER**

Owner 1:	TEKSTEN - RYAN D
Owner 2:	TEKSTEN - RISA R
Street 1:	34 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3900

**NARRATIVE DESCRIPTION**

This Parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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	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.	1.000	R4									640,000						640,000	
101	ONE FAM		0.293		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,758						1,800	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	248,900	1,800	2.130	641,800	892,500		0
							GIS Ref
							GIS Ref
Total Card	248,900	1,800	2.130	641,800	892,500	Entered Lot Size	
Total Parcel	248,900	1,800	2.130	641,800	892,500	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 349.51		/Parcel: 349.51			Land Unit Type:	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	244,600	1800	2.13	665,800	912,200	912,200	Year End Roll	9/26/2019
2019	101	FV	240,500	1800	2.13	648,200	890,500	890,500	Create Final value 2019	6/4/2019
2018	101	FV	240,500	1800	2.13	648,200	890,500	890,500	Year End Roll	9/28/2017
2017	101	FV	236,300	1800	2.13	641,800	879,900	879,900	Year End Roll	9/29/2016
2016	101	FV	234,200	1800	2.13	623,400	859,400	859,400	Year End Roll	1/14/2016
2015	101	FV	227,900	1800	2.13	577,000	806,700	806,700	Year End	10/2/2014
2014	101	FV	210,900	1800	2.13	537,800	750,500	750,500	Year End Roll	1/23/2014
2013	101	FV	206,700	1800	2.13	521,800	730,300	730,300	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TEKSTEN,RYAN D	70759-501		3/21/2018	CONVENIENC		1	No	No		
JANES ANN B TR,	56857-58		5/13/2011		780000	No	No			
JANES ANN B,	50696-367		2/8/2008	FAMILY		1	No	No		
JANES G SARGENT	23331-573		6/22/1993	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/18/2013	5552	MANUAL	17,000	C				rebuild a retainin
5/16/2012	5038	ROOF	14,000	C				strip membrane roo
4/9/2010	4415	ROOF	7,000	C				repair roof & rebu
3/16/1998	1354	MANUAL	8,000	C	6/4/1998			NEW BMT BATH 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/31/2012	SALES INSP	618	G BOURGAULT
7/10/2008	MEAS/EXT INS	25	D ERSKINE
3/17/2001	M&L COMPLETE	610	
6/4/1998	MEAS/EXT INS	602	
11/14/1995	MEAS+INSPCTD	607	
12/1/1987	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:	B-	- GOOD (-)
Year Blt:	1958	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:	2	- GAS
Heat Type:	1	- FORCED H/A
# Heat Sys:	1	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: NO
% Com Wal:	0	% Sprinkled: 0

Phys Cond:	AV	- Average	30.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			30.2%

**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	240	A	AV	1988	15.00	T	50	101			1,800			1,800

More: N Total Yard Items: 1,800 Total Special Features: Total: 1,800

**BATH FEATURES**

Full Bath:	3	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:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Basic \$ / SQ:	94.00
Size Adj.:	1.12593985
Const Adj.:	0.96899998
Adj \$ / SQ:	102.557
Other Features:	50894
Grade Factor:	1.26
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	356528
Depreciation:	107672
Depreciated Total:	248857

**CALC SUMMARY**

**COMMENTS**

G. SARGENT JANES DECEASED 8/13/93.

**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	9	BR	3	Baths:	3	HB					

**REMODELING**

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

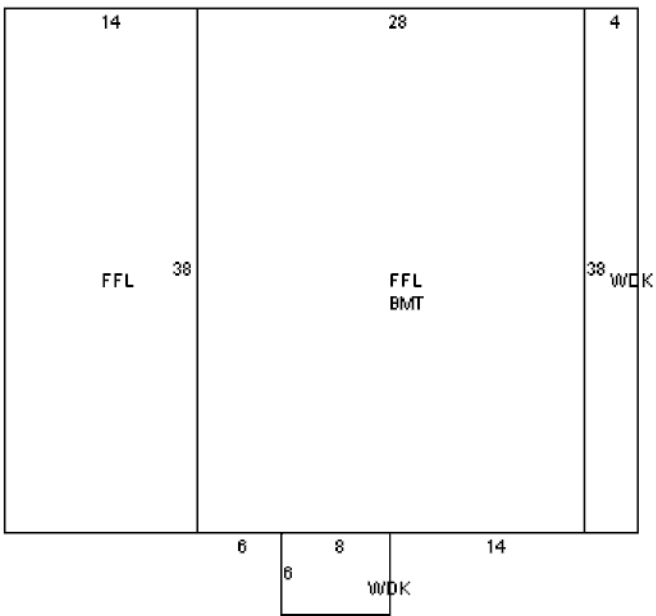
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtA\$/SQ:		AvRate:	Ind.Val	664309.8969
Juris. Factor:		Val/Su Fin:	97.45	
Special Features:	0	Val/Su Net:	87.03	
Final Total:	248900	Val/Su SzAd	155.95	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,596	102.560	163,682	
BMT	BASEMENT	1,064	60.250	64,109	
WDK	WOOD DECK	200	21.380	4,275	
Net Sketched Area:		2,860	Total:	232,066	
Size Ad	1596	Gross Area	2860	FinArea	2554

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	0

**IMAGE**

AssessPro Patriot Properties, Inc



**PARCEL ID**

169 8 0
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