



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PUFFER JR TR RICHARD F
Owner 2:	PUFFER TR MARGARET G
Owner 3:	PUFFER FAMILY REALTY TRUST
Street 1:	10 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3909 Type:

PREVIOUS OWNER

Owner 1:	PUFFER JR - RICHARD F
Owner 2:	PUFFER - MARGARET G
Street 1:	10 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3909

NARRATIVE DESCRIPTION

This Parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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.	1.000	R4									640,000						640,000	
101	ONE FAM		0.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									960						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	426,600		1.997	641,000	1,067,600		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 338.81						/Parcel: 338.81	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	418,900	0	1.997	665,000	1,083,900	1,083,900	Year End Roll	9/26/2019
2019	101	FV	406,200	0	1.997	647,400	1,053,600	1,053,600	Create Final value 2019	6/4/2019
2018	101	FV	406,200	0	1.997	647,400	1,053,600	1,053,600	Year End Roll	9/28/2017
2017	101	FV	399,600	0	1.997	641,000	1,040,600	1,040,600	Year End Roll	9/29/2016
2016	101	FV	390,100	0	1.997	622,600	1,012,700	1,012,700	Year End Roll	1/14/2016
2015	101	FV	378,900	0	1.997	576,200	955,100	955,100	Year End	10/2/2014
2014	101	FV	349,300	0	1.997	537,000	886,300	886,300	Year End Roll	1/23/2014
2013	101	FV	341,900	0	1.997	521,000	862,900	862,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PUFFER JR,RICHA	62313-19		7/25/2013	FAMILY		99	No	No		
PUFFER RICHARD	16250-2		6/27/1985	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/28/2018	6988	MANUAL	2,169	C				Weatherization & a
7/26/2007	3738	ADDITION	5,000	C	6/26/2008			bedroom addition a
5/12/2000	1964	ROOF		C	6/30/2001			
10/28/1993	379	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2017	MEAS/EXT INS	4	JG
6/26/2008	MEAS+INSPCTD	100	
8/18/2001	M&L COMPLETE	613	
12/5/1995	MEAS+INSPCTD	607	
12/14/1993	PERMIT VISIT	600	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1H - 1H
(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:	1968
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

BATH FEATURES

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

CONDO INFORMATION

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

COMMENTS

1/17 H.W. GENERATOR, EXT= GD.

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:	4	Bath:	2	HB:					

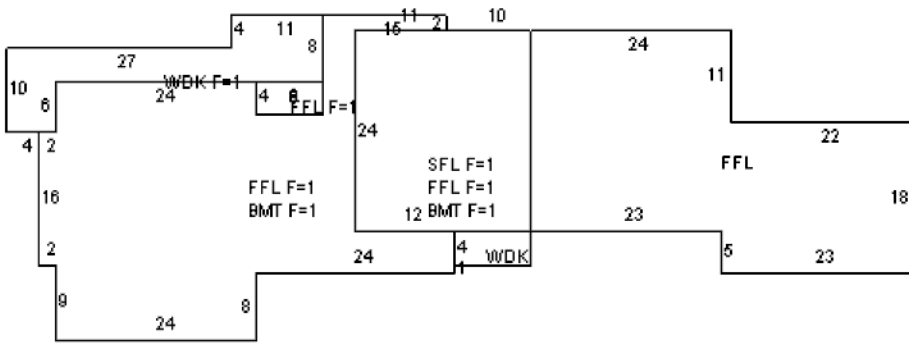
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	1987
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	4 - CARPET 40%
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
Solar HW:	NO
% Com Wal:	0

DEPRECIATION

Phys Cond:	GD - Good	19.2%
Functional:		
Economic:		
Special:		
Override:		
Total:		19.2%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.94041574
Const Adj.:	1.01199996
Adj \$ / SQ:	89.460
Other Features:	53353
Grade Factor:	1.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	527966
Depreciation:	101370
Depreciated Total:	426597

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 863511.5459
Juris. Factor:		Val/Su Fin:		135.39
Special Features:	0	Val/Su Net:		84.36
Final Total:	426600	Val/Su SzAd:		135.39

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,647	89.460	236,800
BMT	BASEMENT	1,638	22.360	36,634
SFL	2ND FLOOR	504	89.460	45,088
WDK	WOOD DECK	268	19.570	5,244
Net Sketched Area:		5,057	Total:	323,766
Size Ad	3151	Gross Area	5057	FinArea 3151

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

PARCEL ID 169 1 0

IMAGE

AssessPro Patriot Properties, Inc

