



**PROPERTY LOCATION**

| No                                | Alt No     | Direction/Street/City |
|-----------------------------------|------------|-----------------------|
| 16                                |            | CONANT RD, LINCOLN    |
| Unit #:                           |            |                       |
| Owner 1: CSIMMA ZOLTAN A          |            |                       |
| Owner 2: CSIMMA CRISTINA I HAINES |            |                       |
| Owner 3:                          |            |                       |
| Street 1: 16 CONANT RD            |            |                       |
| Street 2:                         |            |                       |
| Twn/City: LINCOLN                 |            |                       |
| St/Prov:                          | MA         | Cntry: Own Occ: Y     |
| Postal:                           | 01773-3900 | Type:                 |

**IN PROCESS APPRAISAL SUMMARY**

| Use Code   | Building Value | Yard Items                            | Land Size | Land Value      | Total Value |
|--|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101  | 1,328,600      | 1,600                                 | 4.500     | 843,300         | 2,173,500   |
| Total Card 1,328,600 1,600 4.500 843,300 2,173,500   |                |                                       |           |                 |             |
| Total Parcel 1,328,600 1,600 4.500 843,300 2,173,500 |                |                                       |           |                 |             |
| Source: Market Adj Cost                              |                | Total Value per SQ unit /Card: 363.58 |           | /Parcel: 363.58 |             |

| Legal Description | User Acct |
|-------------------|-----------|
|                   |           |
|                   | GIS Ref   |
|                   | GIS Ref   |
| Entered Lot Size  |           |
| Total Land:       |           |
| Land Unit Type:   |           |

|           |          |
|-----------|----------|
| Insp Date | 08/21/13 |
|-----------|----------|

**PREVIOUS OWNER**

|           |  |
|-----------|--|
| Owner 1:  |  |
| Owner 2:  |  |
| Street 1: |  |
| Twn/City: |  |
| St/Prov:  |  |
| Postal:   |  |

**PREVIOUS ASSESSMENT**

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes                   | Date       |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2021   | 101 | FV  | 1,288,500  | 1600      | 4.5       | 875,300    | 2,165,400   | 2,165,400     | Year End Roll           | 10/15/2020 |
| 2020   | 101 | FV  | 1,326,500  | 1600      | 4.5       | 875,300    | 2,203,400   | 2,203,400     | Year End Roll           | 9/26/2019  |
| 2019   | 101 | FV  | 1,344,800  | 1600      | 4.5       | 872,100    | 2,218,500   | 2,218,500     | Create Final value 2019 | 6/4/2019   |
| 2018   | 101 | FV  | 1,344,800  | 1600      | 4.5       | 872,100    | 2,218,500   | 2,218,500     | Year End Roll           | 9/28/2017  |
| 2017   | 101 | FV  | 1,207,300  | 1600      | 4.5       | 872,100    | 2,081,000   | 2,081,000     | Year End Roll           | 9/29/2016  |
| 2016   | 101 | FV  | 1,168,500  | 1600      | 4.5       | 820,100    | 1,990,200   | 1,990,200     | Year End Roll           | 1/14/2016  |
| 2015   | 101 | FV  | 1,138,500  | 1600      | 4.5       | 764,900    | 1,905,000   | 1,905,000     | Year End                | 10/2/2014  |
| 2014   | 101 | FV  | 1,056,500  | 1000      | 4.5       | 755,300    | 1,812,800   | 1,812,800     | Year End Roll           | 1/23/2014  |

Parcel ID 169 5 0

**PRINT**

| Date     | Time     |
|----------|----------|
| 09/30/21 | 16:55:18 |

**LAST REV**

| Date     | Time     |
|----------|----------|
| 06/06/17 | 15:37:31 |

**USER DEFINED**

|               |         |
|---------------|---------|
| Prior Id # 1: | 107 1 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:    |         |

**NARRATIVE DESCRIPTION**

This Parcel contains 4.5 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1972, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 14 Rooms, and 3 Bdrms.

**SALES INFORMATION**

| Grantor        | Legal Ref | Type | Date      | Sale Code | Sale Price | V  | Tst | Verif | Assoc PCL Value | Notes |
|----------------|-----------|------|-----------|-----------|------------|----|-----|-------|-----------------|-------|
| MOELLER ROBERT | 21976-262 |      | 4/27/1992 |           | 741,000    | No | No  |       |                 |       |

**TAX DISTRICT**

**PAT ACCT.**

**OTHER ASSESSMENTS**

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
|      |            |        |          |
|      |            |        |          |
|      |            |        |          |

**BUILDING PERMITS**

| Date      | Number | Descrip  | Amount  | C/O | Last Visit | Fed Code | F. Descip | Comment            |
|-----------|--------|----------|---------|-----|------------|----------|-----------|--------------------|
| 8/18/2016 | 6535   | RENOVATI | 109,650 | C   | 6/6/2017   |          |           | Remodel bathroom,  |
| 1/11/2006 | 3341   | RENOVATI | 34,500  | C   | 6/20/2006  |          |           | family rm and bath |
| 3/30/2005 | 3148   | RENOVATI | 23,000  | C   |            |          |           | closets, windows & |
| 8/9/2000  | 2048   | RENOVATI | 85,000  | C   | 6/8/2001   |          |           | kitchen            |
| 6/2/2000  | 1985   | RENOVATI | 55,000  | C   | 6/8/2001   |          |           |                    |
| 6/8/1999  | 1728   | ROOF     | 40,000  | C   | 6/12/2000  |          |           | 6/12/00 100%       |

**ACTIVITY INFORMATION**

| Date      | Result       | By  | Name      |
|-----------|--------------|-----|-----------|
| 8/21/2013 | MEAS/EXT INS | 25  | D ERSKINE |
| 6/5/2007  | MEAS/EXT INS | 100 |           |
| 6/20/2006 | MEAS/EXT INS | 50  |           |
| 6/8/2001  | MEAS/EXT INS | 613 |           |
| 6/12/2000 | MEAS+INSPCTD | 611 |           |
| 4/27/2000 | MEAS+INSPCTD | 600 |           |
| 4/13/2000 | MEAS/EXT INS | 611 |           |
| 1/26/1996 | MEAS+INSPCTD | 607 |           |
| 6/28/1994 | FIELDREV CHG | 600 |           |

**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          | 9.6        | 1.000 | R5    |            |           |        |   |        |   |        |   | 768,000         |           |   |           |        |      | 768,000   |         |
| 101      | ONE FAM     |          | 2.473       |                    | ACRES     | EXCESS ACRE |           | 0          | 30,000.    | 1.000 | R5    |            |           |        |   |        |   |        |   | 74,190          |           |   |           |        |      | 74,200    |         |
| 101      | ONE FAM     |          | 0.19        |                    | ACRES     | UNDEV       | 0.2       | 0          | 30,000.    | 0.200 | R5    |            |           |        |   |        |   |        |   | 1,140           |           |   |           |        |      | 1,100     | Wetland |

|              |         |              |           |             |     |         |               |           |        |         |            |        |         |
|--------------|---------|--------------|-----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 4.49955 | Total SF/SM: | 196000.39 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 5 | Total: | 843,330 | Spl Credit | Total: | 843,300 |
|--------------|---------|--------------|-----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

**EXTERIOR INFORMATION**

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1 - 1, (Liv) Units: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 26 - WOOD, Sec Wall, Roof Struct: 4 - FLAT, Roof Cover: 11 - MEMBRANE, Color, View / Desir.

**BATH FEATURES**

Table with bathroom details: Full Bath: 3, Rating: GOOD, A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, OthrFix: 3, Rating: GOOD.

**COMMENTS**

Hoover Built.

**RESIDENTIAL GRID**

Table with residential grid details: 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: 14, BRs: 3, Baths: 3, HB.

**GENERAL INFORMATION**

Table with general info: Grade: A - VERY GOOD, Year Bilt: 1972, Eff Yr Bilt, Alt LUC, Alt %, Jurisdict, Fact, Const Mod, Lump Sum Adj.

**CONDO INFORMATION**

Table with condo info: Location, Total Units, Floor: 1 - 1ST FLOOR, % Own, Name.

**INTERIOR INFORMATION**

Table with interior details: 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.

**DEPRECIATION**

Table with depreciation details: Phys Cond: VG - Very Good, 12.1%, Functional, Economic, Special, Override, Total: 12.1%.

Table with electrical and heating details: Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 2, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

**CALC SUMMARY**

Table with calculation summary: Basic \$ / SQ: 104.00, Size Adj.: 0.90388560, Const Adj.: 0.96899998, Adj \$ / SQ: 91.090, Other Features: 101342, Grade Factor: 2.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1478730, Depreciation: 178926, Depreciated Total: 1299804.

**REMODELING**

Table with remodeling details: Exterior, Interior, Additions: 1992, Kitchen: 1992, Baths, Plumbing, Electric, Heating: 1992, General.

**RES BREAKDOWN**

Table with resource breakdown: No Unit, RMS, BRS, FL, Totals: 1, 14, 3, 1.

**COMPARABLE SALES**

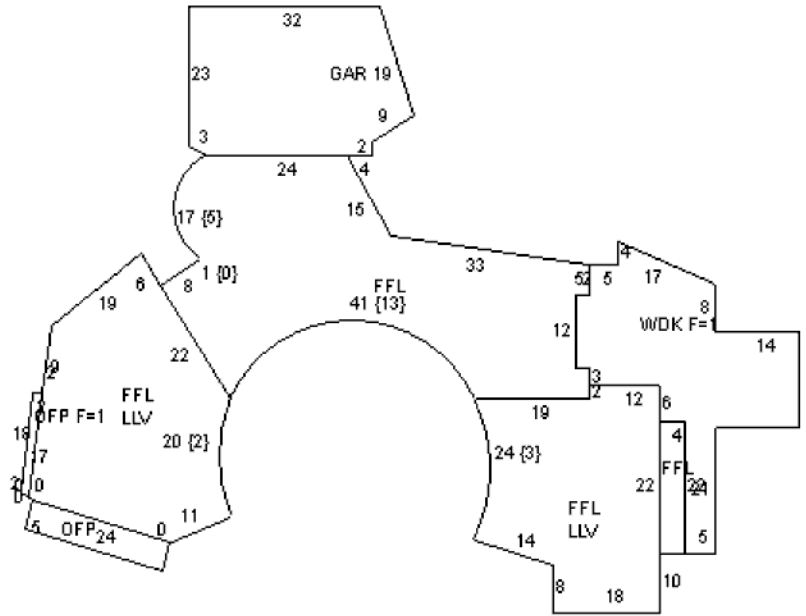
Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 1906900.000, Juris. Factor, Before Depr: 182.18, Special Features: 28800, Val/Su Net: 170.03, Final Total: 1328600, Val/Su SzAd: 340.75.

**SPEC FEATURES/YARD ITEMS**

Table with specifications and 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.

Summary table: More: N, Total Yard Items: 1,600, Total Special Features: 28,800, Total: 30,400.

**SKETCH**



**SUB AREA**

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

**SUB AREA DETAIL**

Table with sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

**IMAGE**

AssessPro Patriot Properties, Inc

