Map	Lot	Sublot	Building	Unit	CARD
169	11	0			1 of 1

RESIDENTIAL

TOTAL ASSESSED: **1,684,300**

!202!

Town Of Lincoln

Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	LYTTON TR MEGHAN K
Owner 2:	MICHAEL LYTTON REVOC TRUST
Owner 3:	
Street 1:	48 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LYTTON - MICHAEL E
Owner 2:	-
Street 1:	48 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry:
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.32 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1953, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
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

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	981,100	3,900	2.320	699,300	1,684,300
Total Card	981,100	3,900	2.320	699,300	1,684,300
Total Parcel	981,100	3,900	2.320	699,300	1,684,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 401.41 | /Parcel: 401.41

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date 10/16/18

PREVIOUS ASSESSMENT

Parcel ID 169 11 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	911,400	3900	2.32	654,500	1,569,800	1,569,800	Year End Roll	10/15/2020
2020	101	FV	990,900	3900	2.32	678,500	1,673,300	1,673,300	Year End Roll	9/26/2019
2019	101	FV	1,038,900	400	2.32	660,900	1,700,200	1,700,200	Create Final value 2019	6/4/2019
2018	101	FV	1,038,900	400	2.32	660,900	1,700,200	1,700,200	Year End Roll	9/28/2017
2017	101	FV	975,200	400	2.32	654,500	1,630,100	1,630,100	Year End Roll	9/29/2016
2016	101	FV	960,200	400	2.32	636,100	1,596,700	1,596,700	Year End Roll	1/14/2016
2015	101	FV	937,100	400	2.32	589,700	1,527,200	1,527,200	Year End	10/2/2014
2014	101	FV	875,500	400	2.32	550,500	1,426,400	1,426,400	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	16:55:26

LAST REV

Date	Time
07/10/19	13:57:54
blakeley	
202	

USER DEFINED

Prior Id # 1:	107 11 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:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYTTON,MICHAEL	72808-226		6/21/2019	FAMILY		No	No			
DECAPO THOMAS A	46535-144		11/23/2005		1,799,999	No	No			
APPIGNANI BARBA	26580-589		8/14/1996	CHD>SALE	425,000	No	No			
TUNNELL, EST. O	24610-125		6/10/1994		380,000	No	No			
	8077-584		5/19/1953			No	No			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/17/2019	R-19-0025	ROOF	23,992	C				Do roof maintenanc
10/15/2014	5940	WDK	46,000	C				
9/13/2002	2576	RENOVATI	85,000	C	6/17/2003			kitchen
8/12/1997	1250	ADDITION	350,000	C	6/13/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/6/2009	MEAS+INSPCTD	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
3/6/1999	MEAS+INSPCTD	602	
6/13/1998	MEAS+INSPCTD	602	
11/14/1995	MEAS+INSPCTD	607	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

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 Influ	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	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.483		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									14,490						14,500	

Total AC/HA:	2.31955	Total SF/SM:	101039.60	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	699,290	Spl Credit		Total:	699,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

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:	A+ - EXCELLENT		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	1 - OIL		
Heat Type:	14 - HVAC		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	23. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.2 %

CALC SUMMARY

Basic $ / SQ:	104.00
Size Adj.:	0.92306030
Const Adj.:	0.99806994
Adj $ / SQ:	95.813
Other Features:	106719
Grade Factor:	2.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1277482
Depreciation:	296376
Depreciated Total:	981106

COMMENTS

INCLUDES 107-10 (.49 AC.).

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:	10	BRs:	5	Baths:	3	HB	1

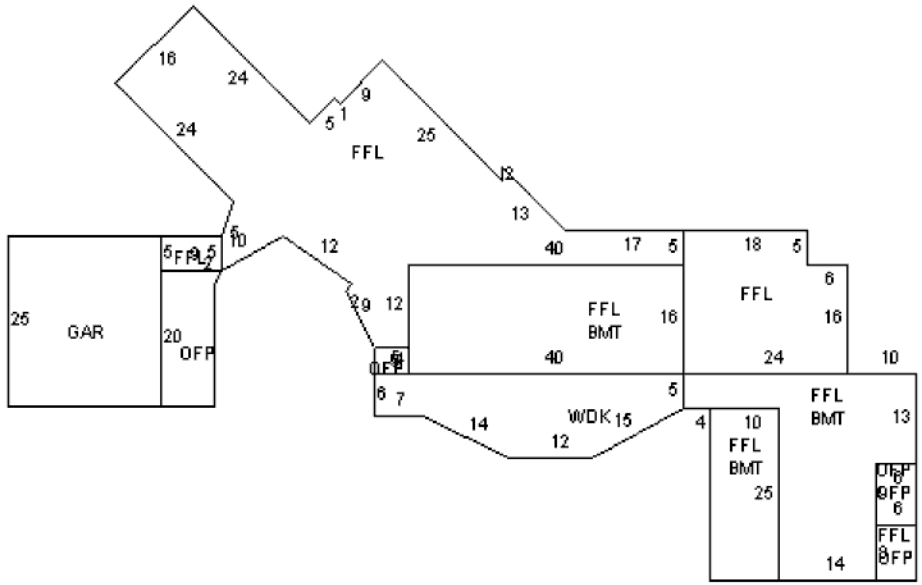
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 1189700.000

Juris. Factor:		Before Depr:	229.95
Special Features:	0	Val/Su Net:	157.43
Final Total:	981100	Val/Su SzAd	282.98

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,467	95.810	332,184
BMT	BASEMENT	1,458	41.920	61,117
GAR	GARAGE	550	36.000	19,800
WDK	WOOD DECK	420	17.640	7,410
OFP	OPEN PORCH	337	15.000	5,055

Net Sketched Area:	6,232			Total:	425,566
Size Ad	3467	Gross Area	6232	FinArea	4196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

169 11 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
2	SHED/FR	D	Y	1	22x14	A	AV	2015	15.00	T	15	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900