



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
64		CONANT RD, LINCOLN
Unit #:		
Owner 1: LOUD ROBERT L		
Owner 2: LOUD GWYNETH E		
Owner 3:		
Street 1: 64 CONANT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3913	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	274,300	5,200	1.130	605,800	885,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ Unit /Card: 363.68						/Parcel: 363.68	

**OWNERSHIP**

Owner 1: LOUD ROBERT L  
 Owner 2: LOUD GWYNETH E  
 Owner 3:  
 Street 1: 64 CONANT RD  
 Street 2:  
 Twn/City: LINCOLN  
 St/Prov: MA Cntry: Own Occ: Y  
 Postal: 01773-3913 Type:

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	268,900	5200	1.13	566,100	840,200	840,200	Year End Roll	10/15/2020
2020	101	FV	237,900	5200	1.13	587,400	830,500	830,500	Year End Roll	9/26/2019
2019	101	FV	228,900	5200	1.13	571,800	805,900	805,900	Create Final value 2019	6/4/2019
2018	101	FV	228,900	5200	1.13	571,800	805,900	805,900	Year End Roll	9/28/2017
2017	101	FV	224,200	1300	1.13	566,100	791,600	791,600	Year End Roll	9/29/2016
2016	101	FV	224,200	1300	1.13	549,900	775,400	775,400	Year End Roll	1/14/2016
2015	101	FV	214,700	1300	1.13	508,800	724,800	724,800	Year End	10/2/2014
2014	101	FV	212,400	1300	1.13	474,100	687,800	687,800	Year End Roll	1/23/2014

**PREVIOUS OWNER**

Owner 1:  
 Owner 2:  
 Street 1:  
 Twn/City:  
 St/Prov: Cntry:  
 Postal:

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAMS CAROLY	11522-462		6/19/1968		27,000	No	No			

**NARRATIVE DESCRIPTION**

This Parcel contains 1.13 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1915, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/24/2011	4739	WINDOWS	2,200	C				REPLACE ONE WINDOW
7/1/2008	3983	ROOF		C				re-roof front of h
6/9/2008	3961	ROOF		C				strip & re-roof pa
7/21/1997	1232	SCREENPR	110,000	C	3/14/1998			
3/15/1993	208	RENOVATI	10,000	C	12/22/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS+INSPCTD	25	D ERSKINE
2/23/2001	M&L COMPLETE	608	
3/6/1999	MEAS/EXT INS	602	
3/14/1998	MEAS+INSPCTD	602	
3/7/1995	INSPECTED	600	
1/11/1995	MEAS+INSPCTD	606	
1/12/1994	PERMIT VISIT	600	
12/22/1993	LEFT NOTICE	600	

**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 Infru	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		49222		SQUARE FE	PRIME SITE		0	8.56	1.438	R4									605,762						605,800	

Total AC/HA: 1.12998	Total SF/SM: 49221.93	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	605,762	Spl Credit	Total:	605,800
----------------------	-----------------------	-----------------	---------	---------------	-----------	--------	---------	------------	--------	---------

EXTERIOR INFORMATION

Type:	5	- CAPE
Sty Ht:	1H	- 1H
(Liv) Units:	1	Total: 1
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	B-	- GOOD (-)
Year Blt:	1915	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdict:		Fact:
Const Mod:		
Lump Sum Adj:		

INTERIOR INFORMATION

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

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	26%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			26%

CALC SUMMARY

Basic \$ / SQ:	103.00
Size Adj.:	1.01951146
Const Adj.:	1.00979996
Adj \$ / SQ:	106.039
Other Features:	39500
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	370709
Depreciation:	96384
Depreciated Total:	274324

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												

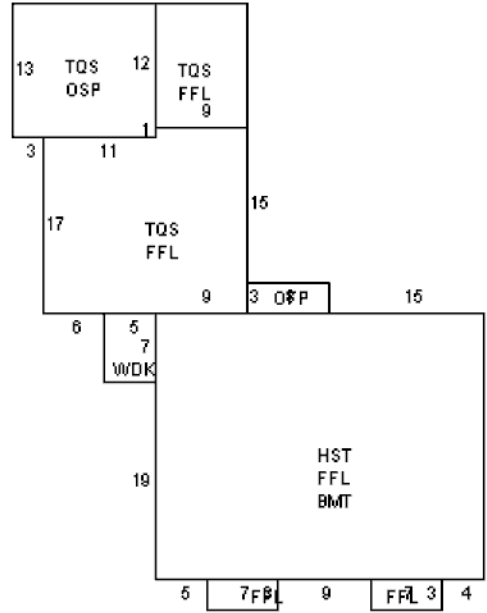
REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,331	106.040	141,138	
BMT	BASEMENT	832	33.140	27,570	
TOS	3/4 STORY	479	106.040	50,819	
HST	HALF STORY	416	106.040	44,112	
OSP	SCRN PORCH	182	22.500	4,095	
WDK	WOOD DECK	35	38.000	1,330	
OFF	OPEN PORCH	24	15.000	360	
Net Sketched Area:		3,299	Total:	269,424	
Size Ad	2226.25	Gross Area	3875	FinArea	2434

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	A	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
37	STABLE	D	Y		1448	F	FR	1966	14.40	T	80	101			1,300			1,300
40	LEAN-TO	D	Y		17X8	A	AV	2017	6.00	T	15	101			300			300
66	CANOPY	D	Y		124X8	A	AV	2017	22.00	T	15	101			3,600			3,600

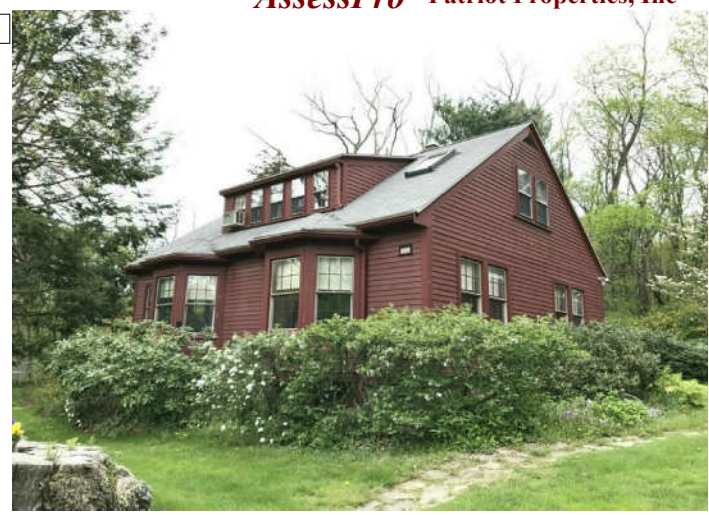
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	685058.4000
Juris. Factor:		Before depr:	127.25	
Special Features:	0	Val/Su Net:	83.15	
Final Total:	274300	Val/Su SzAd:	123.21	

PARCEL ID

169 16 0

IMAGE



AssessPro Patriot Properties, Inc

More: N	Total Yard Items: 5,200	Total Special Features:	Total: 5,200
---------	-------------------------	-------------------------	--------------