



PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		CONANT RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: DAVIS TR SHERMAN P		
Owner 2: DAVIS TR MARTHA S		
Owner 3: FRONT FIELD REALTY TRUST		
Street 1: 47 CONANT RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____ Own Occ: N
Postal:	01773-3906 Type: _____	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
130			1.910	687,000	687,000
Total Card			1.910	687,000	687,000
Total Parcel			1.910	687,000	687,000
Source: Market Adj Cost		Total Value per SQ unit /Card: N/A		/Parcel: N/A	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date

PREVIOUS OWNER

Owner 1: DAVIS SHERMAN P -		
Owner 2: -		
Street 1: 47 CONANT RD		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: _____
Postal:	01773-3906	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	130	FV		0	1.91	642,200	642,200	642,200	Year End Roll	10/15/2020
2020	130	FV		0	1.91	666,200	666,200	666,200	Year End Roll	9/26/2019
2019	130	FV		0	1.91	648,600	648,600	648,600	Create Final value 2019	6/4/2019
2018	130	FV		0	1.91	648,600	648,600	648,600	Year End Roll	9/28/2017
2017	130	FV		0	1.91	642,200	642,200	642,200	Year End Roll	9/29/2016
2016	130	FV		0	1.91	623,800	623,800	623,800	Year End Roll	1/14/2016
2015	130	FV		0	1.91	577,400	577,400	577,400	Year End	10/2/2014
2014	130	FV		0	1.91	538,200	538,200	538,200	Year End Roll	1/23/2014

PRINT

Date	Time
09/30/21	17:04:05

LAST REV

Date	Time
07/08/04	10:51:34

USER DEFINED

Prior Id # 1:	110 12 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 1.91 ACRES of land mainly classified as LAND

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DAVIS SHERMAN P	28059-125		1/8/1998	CONVENIENC		1 Yes	No	
DAVIS PHYLLIS M	14944-375		3/25/1983	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		80000		SQUARE FE	PRIME SITE		0	8.56	1.000	R4									684,800						684,800	
130	LAND		0.073		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									2,190						2,200	

Total AC/HA:	1.90955	Total SF/SM:	83179.99	Parcel LUC:	130 LAND	Prime NB Desc:	RES CAT 4	Total:	686,990	Spl Credit:		Total:	687,000
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EXTERIOR INFORMATION

Type: Sty Ht: (Liv) Units: Total: Foundation: Frame: Prime Wall: Sec Wall: Roof Struct: Roof Cover: Color: View / Desir:

BATH FEATURES

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

COMMENTS

[Empty box for comments]

SKETCH

GENERAL INFORMATION

Grade: Year Blt: Eff Yr Blt: Alt LUC: Alt %: Jurisdct: Fact: Const Mod: Lump Sum Adj:

OTHER FEATURES

Kits: Rating: A Kits: Rating: Frpl: Rating: WSFlue: Rating:

CONDO INFORMATION

Location: Total Units: Floor: % Own: Name:

RESIDENTIAL GRID

Table with columns for 1st Res Grid, Desc, # Units, Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, and Totals for RMs, BRs, Baths, HB.

INTERIOR INFORMATION

Avg Ht/FL: Prim Int Wal: Sec Int Wall: Partition: Prim Floors: Sec Floors: Bsmnt Flr: Bsmnt Gar: Electric: Insulation: Int vs Ext: Heat Fuel: Heat Type: # Heat Sys: % Heated: % AC: Solar HW: Central Vac: % Com Wal: % Sprinkled

DEPRECIATION

Phys Cond: 0.0% Functional: % Economic: % Special: % Override: % Total: 0%

REMODELING

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

RES BREAKDOWN

Table with columns No Unit, RMS, BRS, FL, and a Totals row.

CALC SUMMARY

Basic \$ / SQ: Size Adj.: 1.00000000 Const Adj.: 8.00000000 Adj \$ / SQ: Other Features: 0 Grade Factor: Neighborhood Inf: 1.00000000 LUC Factor: 1.00 Adj Total: 0 Depreciation: 0 Depreciated Total: 0

COMPARABLE SALES

Table with columns Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, 0.00000, Juris. Factor, Before Depr, 0.00, Special Features, 0, Val/Su Net, Final Total, 0, Val/Su SzAd.

SPEC FEATURES/YARD ITEMS

Table with columns 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.

SUB AREA

Table with columns Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten, Net Sketched Area, Total, Size Ad, Gross Area, FinArea.

SUB AREA DETAIL

Table with columns Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

169 17 0

More: N Total Yard Items: Total Special Features: Total: