



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|--------------------------|------------|-----------------------|
| 103 | | CONANT RD, LINCOLN |
| Unit #: | | |
| Owner 1: VALE LAWRENCE J | | |
| Owner 2: DOBROW JULIA R | | |
| Owner 3: | | |
| Street 1: 103 CONANT RD | | |
| Street 2: | | |
| Twn/City: LINCOLN | | |
| St/Prov: | MA | Cntry: Own Occ: Y |
| Postal: | 01773-3905 | Type: |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--|----------------|---------------------------------------|-----------|-----------------|-------------|
| 101 | 1,176,100 | 2,500 | 2.197 | 778,800 | 1,957,400 |
| Total Card 1,176,100 2,500 2.197 778,800 1,957,400 | | | | | |
| Total Parcel 1,176,100 2,500 2.197 778,800 1,957,400 | | | | | |
| Source: Market Adj Cost | | Total Value per SQ unit /Card: 332.09 | | /Parcel: 332.09 | |

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

| | |
|-----------|----------|
| Insp Date | 10/30/18 |
|-----------|----------|

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 | 1,114,900 | 2500 | 2.197 | 810,800 | 1,928,200 | 1,928,200 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 1,095,700 | 2500 | 2.197 | 810,800 | 1,909,000 | 1,909,000 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,117,200 | 2500 | 2.197 | 807,600 | 1,927,300 | 1,927,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 1,117,200 | 2500 | 2.197 | 807,600 | 1,927,300 | 1,927,300 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 1,048,700 | 2500 | 2.197 | 807,600 | 1,858,800 | 1,858,800 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 1,027,200 | 2500 | 2.197 | 755,600 | 1,785,300 | 1,785,300 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 999,200 | 2500 | 2.197 | 700,400 | 1,702,100 | 1,702,100 | Year End | 10/2/2014 |
| 2014 | 101 | FV | 924,700 | 2500 | 2.197 | 690,800 | 1,618,000 | 1,618,000 | Year End Roll | 1/23/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-------------|-----------|------|-----------|-----------|------------|-----|-----|-------|-----------------|-------|
| LOUISE DAVY | 18573-46 | | 9/28/1987 | | 532,000 | Yes | No | | | |

NARRATIVE DESCRIPTION

This Parcel contains 2.197 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1970, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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 |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 8/9/2017 | 6821 | ROOF | 4,500 | C | | | | Strip & re-roof dw |
| 5/28/2015 | 6094 | RENOVATI | 6,500 | C | | | | Interior demolitio |
| 8/8/2006 | 3492 | TEMPORAR | | C | | | | tent |
| 4/25/2003 | 2680 | ADDITION | 229,440 | C | 6/27/2003 | | | 1 rm off front & r |
| 7/26/1993 | 297 | ADDITION | 300,000 | C | 12/28/1993 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-----------|
| 10/30/2018 | MEAS/EXT INS | 622 | K Cuoco |
| 10/8/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/29/2004 | MEAS/EXT INS | 615 | |
| 6/27/2003 | MEAS/EXT INS | 615 | |
| 8/18/2001 | M&L EXTERIOR | 615 | |
| 1/25/1996 | MEAS+INSPCTD | 606 | |
| 2/22/1995 | MEAS/EXT INS | 601 | |
| 12/28/1993 | PERMIT VISIT | 600 | |

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 |
|----------|-------------|----------|-------------|--------------------|-----------|-------------|-----------|------------|------------|-------|-------|------------|-----------|--------|---|--------|---|--------|---|-----------------|-----------|---|-----------|--------|------|-----------|-------|
| 101 | ONE FAM | | 80000 | | SQUARE FE | PRIME SITE | | 0 | 9.6 | 1.000 | R5 | | | | | | | | | 768,000 | | | | | | 768,000 | |
| 101 | ONE FAM | | 0.36 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R5 | | | | | | | | | 10,800 | | | | | | 10,800 | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 2.19655 | Total SF/SM: | 95681.71 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 5 | Total: | 778,800 | Spl Credit | Total: | 778,800 |
|--------------|---------|--------------|----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

