



PROPERTY LOCATION

No	Alt No	Direction/Street/City
109		CONANT RD, LINCOLN
Unit #:		
Owner 1: MATHER WARREN		
Owner 2: SELVAGE NANCY		
Owner 3:		
Street 1: 109 CONANT ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	300,600	12,800	2.260	777,300	1,090,700
Total Card 300,600 12,800 2.260 777,300 1,090,700					
Total Parcel 300,600 12,800 2.260 777,300 1,090,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 350.48		/Parcel: 350.48	

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

Insp Date	05/10/17
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PREVIOUS OWNER

Owner 1:	PAGE TR - PATRICIA H
Owner 2:	CABOT TR - CHILTON S
Street 1:	C-O J M FORBES AND CO LLP
Twn/City:	BOSTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02108

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	276,900	12800	2.26	809,300	1,099,000	1,099,000	Year End Roll	10/15/2020
2020	101	FV	272,200	12800	2.26	809,300	1,094,300	1,094,300	Year End Roll	9/26/2019
2019	101	FV	269,800	12800	2.26	806,100	1,088,700	1,088,700	Create Final value 2019	6/4/2019
2018	101	FV	269,800	12800	2.26	806,100	1,088,700	1,088,700	Year End Roll	9/28/2017
2017	101	FV	291,800	10100	2.26	806,100	1,108,000	1,108,000	Year End Roll	9/29/2016
2016	101	FV	289,100	10100	2.26	754,100	1,053,300	1,053,300	Year End Roll	1/14/2016
2015	101	FV	272,200	10100	2.26	698,900	981,200	981,200	Year End	10/2/2014
2014	101	FV	250,500	10100	2.26	689,300	949,900	949,900	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PAGE TR,PATRICI	63907-512		7/14/2014		1,100,000	No	No	
PAGE PATRICIA H	28082-363		1/16/1998	CONVENIENC		1	No	No
	9764-412		2/19/1961			No	No	

NARRATIVE DESCRIPTION

This Parcel contains 2.26 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1962, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/17/2015	6287	WOOD STO		C				Install a hearthst
5/21/2015	6084	RENOVATI	10,000	C	3/3/2016			Replace rotted sil
5/20/2015	6083	ROOF	6,000	C				Strip and re-roof
5/6/2015	6070	RENOVATI	42,000	C				Amend permit 6070
5/1/2015	6069	ROOF	25,000	C				Replace rubber roo

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEAS+INSPCTD	4	JG
3/3/2016	MEAS/EXT INS	618	G BOURGAULT
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/25/2000	M&L COMPLETE	610	
1/10/1995	MEAS+INSPCTD	606	

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	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		0.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									8,490						8,500	
101	ONE FAM		0.14		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									840						800	Wetland

Total AC/HA:	2.25955	Total SF/SM:	98426.00	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	777,330	Spl Credit	Total:	777,300
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EXTERIOR INFORMATION

Table with exterior details: 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: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

GENERAL INFORMATION

Table with general info: Grade: C- - AVG. (-), Year Blt: 1962, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj: .

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 5 - LINO/VINYL, Sec Floors: %, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 10 - PROPANE, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: Yes, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

SPEC FEATURES/YARD ITEMS

Table with 13 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. Contains entries for GARAGE/L, SHED/FR, and PATIO.

BATH FEATURES

Table with bath details: Full Bath: 3, 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

Table with other features: Kits: 1, Rating: AVERAGE, A Kits: , Rating: , Frpl: 1, Rating: AVERAGE, WSFlue: 2, Rating: AVERAGE.

CONDO INFORMATION

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

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 29.1%, Functional: %, Economic: %, Special: %, Override: , Total: 29.1%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 104.00, Size Adj.: 1.07051277, Const Adj.: 0.99000001, Adj \$ / SQ: 110.220, Other Features: 48500, Grade Factor: 0.88, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 423928, Depreciation: 123363, Depreciated Total: 300565.

COMPARABLE SALES

Table with 6 columns: Rate, Parcel ID, Typ, Date, Sale Price. Contains summary statistics: WtAv\$/SQ: , AvRate: , Ind.Val: 908260.7362, Juris. Factor: , Before Depr: 96.99, Special Features: 0, Val/Su Net: 61.57, Final Total: 300600, Val/Su SzAd: 160.58.

COMMENTS

Large empty text area for comments.

RESIDENTIAL GRID

Table with residential grid: 1st Res Grid, Desc: Line 1, # Units: 1. Includes columns for Level, FY, LR, DR, D, K, FR, RR, BR, FB, HB, L, O, and Lower.

REMODELING

Table with remodeling and res breakdown: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: , No Unit, RMS, BRS, FL. Totals: 1, 7, 4, 1.

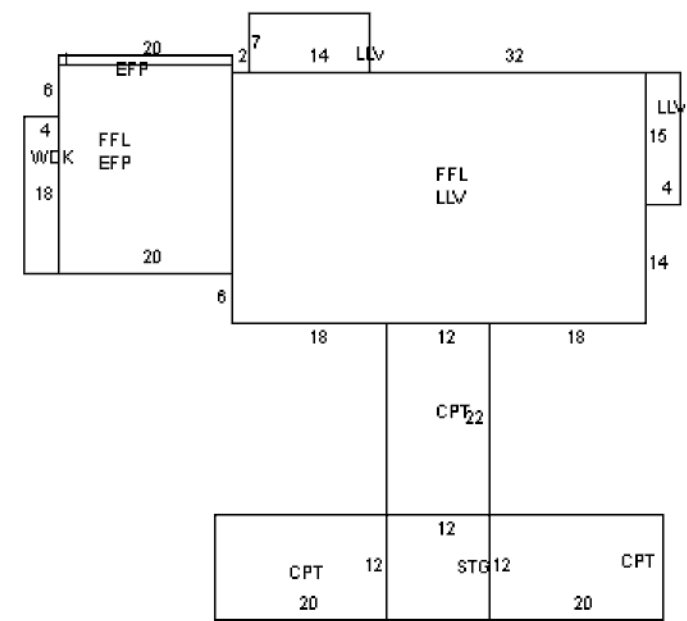
COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price. Includes WtAv\$/SQ: , AvRate: , Ind.Val: 908260.7362, Juris. Factor: , Before Depr: 96.99, Special Features: 0, Val/Su Net: 61.57, Final Total: 300600, Val/Su SzAd: 160.58.

PARCEL ID

Table with parcel ID: 183 9 0. Columns include Appr Value, JCod, JFact, Juris. Value.

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value. Includes Net Sketched Area: 4,882, Total: 433,236, Size Ad: 1872, Gross Area: 4882, FinArea: 3112.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Includes entries for FFL, LLV, CPT, EFP, STG, and WDK.

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: 12,800, Total Special Features: , Total: 12,800.