

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SOMANDEPALLI VIJAY
Owner 2:	PARK CARLY
Owner 3:	
Street 1:	31 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	SOMANDEPALLI - VIJAY
Owner 2:	-
Street 1:	31 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 1.25 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2010, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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

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		54450		SQUARE FE	PRIME SITE		0	9.25	1.328	R4									669,099						669,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,228,400		1.250	669,100	1,897,500
Total Card		1,228,400	1.250	669,100	1,897,500
Total Parcel		1,228,400	1.250	669,100	1,897,500
Source: Market Adj Cost		Total Value per SQ unit /Card: 486.69		/Parcel: 486.69	

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,104,500	0	1.25	619,200	1,723,700	1,723,700	Year End Roll	10/19/2021
2021	101	FV	1,074,900	0	1.25	578,700	1,653,600	1,653,600	Year End Roll	10/15/2020
2020	101	FV	1,108,400	0	1.25	600,400	1,708,800	1,708,800	Year End Roll	9/26/2019
2019	101	FV	1,124,500	0	1.25	584,500	1,709,000	1,709,000	Create Final value 2019	6/4/2019
2018	101	FV	1,124,500	0	1.25	584,500	1,709,000	1,709,000	Year End Roll	9/28/2017
2017	101	FV	1,008,000	0	1.25	578,700	1,586,700	1,586,700	Year End Roll	9/29/2016
2016	101	FV	975,300	0	1.25	562,000	1,537,300	1,537,300	Year End Roll	1/14/2016
2015	101	FV	951,100	0	1.25	520,100	1,471,200	1,471,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SOMANDEPALLI,VI	79346-67		12/14/2021	CONVENIENC	99	No	No			
SOMANDEPALLI,VI	79317-314		12/9/2021	CONVENIENC	99	No	No			
MORNEAU TR,CHAR	79274-106		12/2/2021		2,050,000	No	No			
COUNTRYSIDE BLD	56676-1		3/31/2011		1,450,000	No	No			
DOUGHTY CHRISTO	54495-265		4/2/2010	CHD>SALE	550,000	No	No			
DOUGHTY MARTHA	12504-548		8/21/1973	FAMILY	15,751	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/21/2010	4430	NEW HOME	540,000	C	6/23/2011			75%complete
3/9/2010	4396	DEMOLITI		C	7/28/2010			demo house and gar

ACTIVITY INFORMATION

Date	Result	By	Name
6/23/2011	SALES INSP	618	G BOURGAULT
7/28/2010	PERMIT VISIT	25	D ERSKINE
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L EXTERIOR	615	
11/10/1995	MEAS+INSPCTD	607	
7/1/1985	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	106 10 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:	

EXTERIOR INFORMATION

Table with exterior details: Type: 9 - CONTEMPORARY, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 2 - CLAPBOARD, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir:

BATH FEATURES

Table with bath features: Full Bath: 4, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: GOOD, A HBth: , Rating: , OthrFix: 2, Rating: GOOD

COMMENTS

INCL 110-1.03 (.25AC) WELL WATER STAIRS TO UPPER FLOOR BY LADDER.

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: 1, Rating: GOOD, WSFlue: , Rating:

GENERAL INFORMATION

Table with general info: Grade: A - VERY GOOD, Year Blt: 2010, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: , % Own: , Name:

RESIDENTIAL GRID

Table with residential grid details: 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: 8, BRs: 3, Baths: 4, HB: 1

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 4.2%, Functional: %, Economic: %, Special: %, Override: , Total: 4.2%

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, 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: 10 - PROPANE, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: Yes, Central Vac: Yes, % Com Wal: 0, % Sprinkled: 0

REMODELING

Table with remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 8, 3, 1

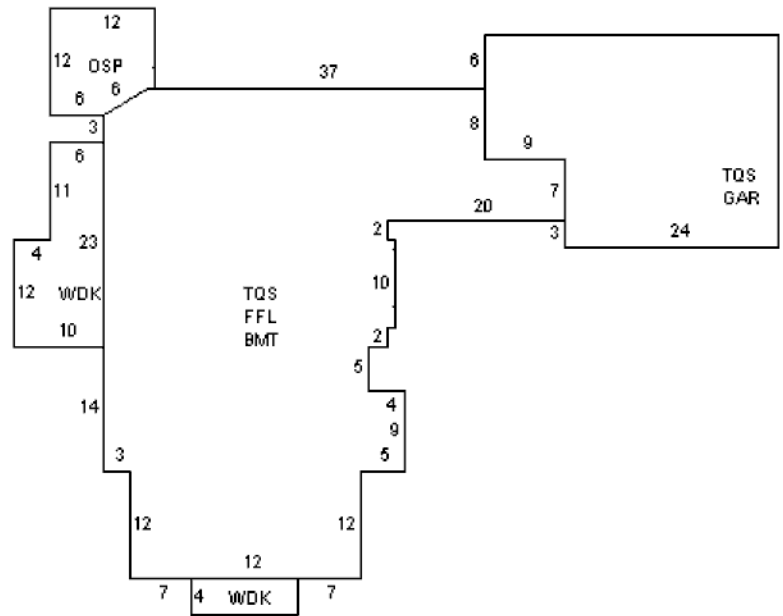
CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 126.00, Size Adj.: 0.90389550, Const Adj.: 1.01999998, Adj \$ / SQ: 116.169, Other Features: 99194, Grade Factor: 2.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 1282235, Depreciation: 53854, Depreciated Total: 1228381

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 528354.1052, Juris. Factor, Before Depr: 232.34, Special Features: 0, Val/Su Net: 178.13, Final Total: 1228400, Val/Su SzAd: 315.08

SKETCH



SPEC FEATURES/YARD ITEMS

Table with spec features/yard items: Columns for 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 sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 6,896, Total: 541,923, Size Ad: 3898.75, Gross Area: 7553, FinArea: 3899

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

IMAGE

AssessPro Patriot Properties, Inc



Summary table: More: N, Total Yard Items: , Total Special Features: , Total: