



PROPERTY LOCATION

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

OWNERSHIP

Unit #: _____

Owner 1: THOMPSON CHRISTINA A
 Owner 2: PARANGI APERAHAMA L
 Owner 3: _____

Street 1: 44 CONANT RD
 Street 2: _____

Twn/City: LINCOLN
 St/Prov: MA Cntry _____ Own Occ: Y
 Postal: 01773-3913 Type: _____

PREVIOUS OWNER

Owner 1: THOMPSON - ELLIOTT C
 Owner 2: THOMPSON - CHRISTINA A
 Street 1: 44 CONANT RD
 Twn/City: LINCOLN
 St/Prov: MA Cntry _____
 Postal: 01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 2.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1961, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 5 Bdms.

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

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	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.853		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									25,590						25,600	
101	ONE FAM		0.17		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,020						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	601,000	23,400	2.860	766,600	1,391,000
Total Card		601,000	23,400	2.860	766,600
Total Parcel		601,000	23,400	2.860	766,600
Source: Market Adj Cost		Total Value per SQ unit /Card: 373.83		/Parcel: 373.83	

PREVIOUS ASSESSMENT

Parcel ID 169 10 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	516,400	28100	2.86	711,400	1,255,900	1,255,900	Year End Roll	10/19/2021
2021	101	FV	461,100	28100	2.86	666,600	1,155,800	1,155,800	Year End Roll	10/15/2020
2020	101	FV	453,600	28100	2.86	690,600	1,172,300	1,172,300	Year End Roll	9/26/2019
2019	101	FV	440,200	28100	2.86	673,000	1,141,300	1,141,300	Create Final value 2019	6/4/2019
2018	101	FV	440,200	28100	2.86	673,000	1,141,300	1,141,300	Year End Roll	9/28/2017
2017	101	FV	432,900	28100	2.86	666,600	1,127,600	1,127,600	Year End Roll	9/29/2016
2016	101	FV	422,900	28100	2.86	648,200	1,099,200	1,099,200	Year End Roll	1/14/2016
2015	101	FV	412,100	28100	2.86	601,800	1,042,000	1,042,000	Year End	10/2/2014

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMPSON ,ELLIO	70128-50		10/25/2017	PARTIAL INTR	300,000	No	No			
THOMPSON TR,ELL	70128-48		10/25/2017	CONVENIENC	10	No	No			
THOMPSON,DOROTH	61397-574		3/14/2013	FAMILY	10	No	No			
THOMPSON, LAWRE	25535-138		8/1/1995	CONVENIENC		No	No			L. THOMPSON DEATH CERT 06/06 BK 476
	8998-290		8/19/1957			No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/9/2020	R-20-0219	MANUAL	3,200	C	12/18/2020			Weatherization/air
10/6/2011	4880	ROOF		C				strip & re-roof dw
10/14/1999	1825	ADDITION	130,000	C	6/20/2000			3 bedroom addition
6/22/1993	272	SHED	12,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	LEFT NOTICE	4	JG
8/18/2007	MEAS+INSPCTD	616	D MANZELLO
6/20/2000	MEAS+INSPCTD	611	
11/14/1995	MEAS+INSPCTD	607	
12/22/1993	PERMIT VISIT	600	
7/1/1989	INSPECTED	601	

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size

Total Land:

Land Unit Type:

Insp Date
08/18/07

PRINT

Date	Time
10/18/22	16:30:36

LAST REV

Date	Time
05/10/21	09:17:52

blakeley
203

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
THOMPSON ,ELLIO	70128-50		10/25/2017	PARTIAL INTR	300,000	No	No			
THOMPSON TR,ELL	70128-48		10/25/2017	CONVENIENC	10	No	No			
THOMPSON,DOROTH	61397-574		3/14/2013	FAMILY	10	No	No			
THOMPSON, LAWRE	25535-138		8/1/1995	CONVENIENC		No	No			L. THOMPSON DEATH CERT 06/06 BK 476
	8998-290		8/19/1957			No	No			

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

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

Grade:	B	- GOOD	
Year Blt:	1961	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdic:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	3	- HARDWOOD	
Sec Floors:	4	- CARPET 50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	B		
Heat Fuel:	2	- GAS	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	2		
% Heated:	100	% AC:	25
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	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
10	POOL I-C	D	Y	1	360	A	AV	1961	24.14	T	70	101			2,600			2,600
21	STUDIO	D	Y	1	338	A	AV	1995	50.00	T	40.5	101			10,100			10,100
2	SHED/FR	D	Y	1	12X12	A	AV	1973	15.00	T	70	101			600			600
92	SCREEN HSE	D	Y	1	23X11	G	GD	1961	31.25	T	65	101			2,800			2,800
15	SHOP	D	Y	1	15X25	G	GD	1993	27.50	T	29	101			7,300			7,300

More:	N	Total Yard Items:	23,400	Total Special Features:	
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BATH FEATURES

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

OTHER FEATURES

Kits:	2	Rating:	GOOD
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	21.	%
Functional:				%
Economic:				%
Special:				%
Override:				%
Total:			21.3	%

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	0.95554984
Const Adj.:	1.00999999
Adj \$ / SQ:	121.603
Other Features:	92201
Grade Factor:	1.45
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	763660
Depreciation:	162659
Depreciated Total:	601000

COMMENTS

DEED DATED 10/25/17 GRANTED ELLIOTT THOMPSON'S INTEREST TO APERAHAMA L PARANGI FOR \$300,000 BOOK 70128, PAGE 50.

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	RM:	9	BR:	5	Baths:	3	HB					

REMODELING

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

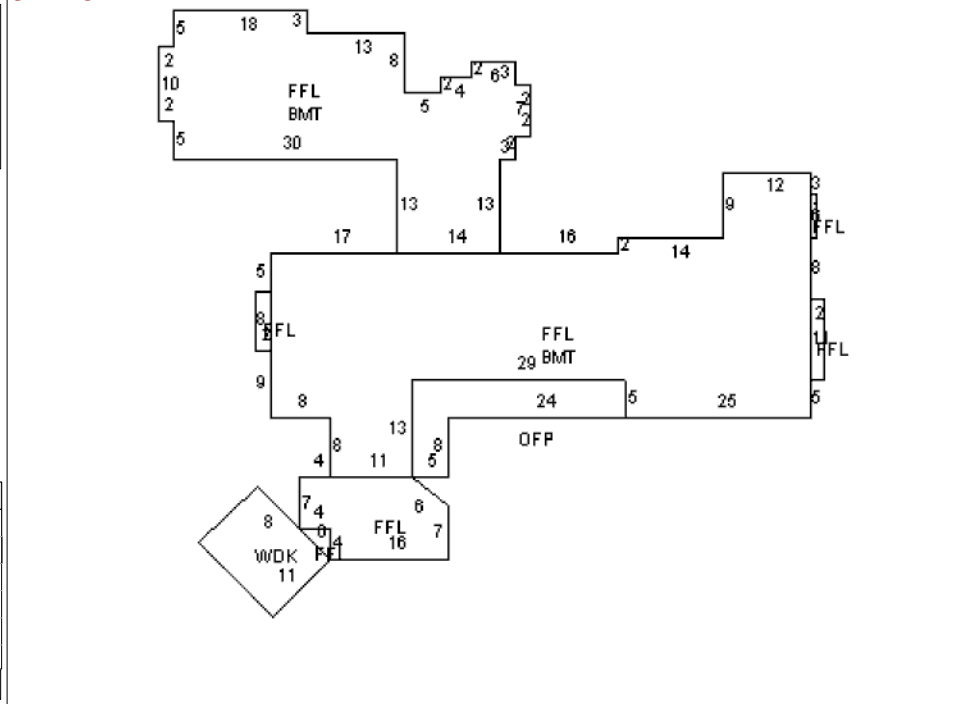
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	5	
Totals			
1	9	5	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	613000.0000
Juris. Factor:		Before Depr:	176.32	
Special Features:	0	Val/Su Net:	123.66	
Final Total:	601000	Val/Su SzAd:	205.89	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,919	121.600	354,960	
BMT	BASEMENT	1,604	45.600	73,135	
OFF	OPEN PORCH	185	15.000	2,775	
WDK	WOOD DECK	152	23.630	3,591	
Net Sketched Area:		4,860	Total:	434,461	
Size Ad	2919	Gross Area	5929	FinArea	3721

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	60	RRM	50	A	0

IMAGE



AssessPro Patriot Properties, Inc

PARCEL ID 169 10 0

JCod	JFact	Juris. Value
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Total:	23,400
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