



**PROPERTY LOCATION**

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

**OWNERSHIP**

Unit #: \_\_\_\_\_

Owner 1: TEKSTEN RISA R

Owner 2: \_\_\_\_\_

Owner 3: \_\_\_\_\_

Street 1: 34 CONANT RD

Street 2: \_\_\_\_\_

Twn/City: LINCOLN

St/Prov: MA Cntry \_\_\_\_\_ Own Occ: Y

Postal: 01773-3900 Type: \_\_\_\_\_

**PREVIOUS OWNER**

Owner 1: TEKSTEN - RYAN D

Owner 2: TEKSTEN - RISA R

Street 1: 34 CONANT RD

Twn/City: LINCOLN

St/Prov: MA Cntry \_\_\_\_\_

Postal: 01773-3900

**NARRATIVE DESCRIPTION**

This Parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:						
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 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	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.293		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,758						1,800	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	294,200	1,100	2.130	741,800	1,037,100
Total Card 294,200 1,100 2.130 741,800 1,037,100					
Total Parcel 294,200 1,100 2.130 741,800 1,037,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 406.13		/Parcel: 406.13	

**PREVIOUS ASSESSMENT**

Parcel ID 169 8 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	257,300	1800	2.13	686,600	945,700	945,700	Year End Roll	10/19/2021
2021	101	FV	248,900	1800	2.13	641,800	892,500	892,500	Year End Roll	10/15/2020
2020	101	FV	244,600	1800	2.13	665,800	912,200	912,200	Year End Roll	9/26/2019
2019	101	FV	240,500	1800	2.13	648,200	890,500	890,500	Create Final value 2019	6/4/2019
2018	101	FV	240,500	1800	2.13	648,200	890,500	890,500	Year End Roll	9/28/2017
2017	101	FV	236,300	1800	2.13	641,800	879,900	879,900	Year End Roll	9/29/2016
2016	101	FV	234,200	1800	2.13	623,400	859,400	859,400	Year End Roll	1/14/2016
2015	101	FV	227,900	1800	2.13	577,000	806,700	806,700	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
TEKSTEN,RYAN D	70759-501		3/21/2018	CONVENIENC		1	No	No		
JANES ANN B TR,	56857-58		5/13/2011		780,000		No	No		
JANES ANN B,	50696-367		2/8/2008	FAMILY		1	No	No		
JANES G SARGENT	23331-573		6/22/1993	FAMILY			No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/18/2013	5552	MANUAL	17,000	C				rebuild a retainin
5/16/2012	5038	ROOF	14,000	C				strip membrane roo
4/9/2010	4415	ROOF	7,000	C				repair roof & rebu
3/16/1998	1354	MANUAL	8,000	C	6/4/1998			NEW BMT BATH 100%

**Legal Description**

Entered Lot Size

Total Land:

Land Unit Type:

**PAT ACCT.**

Date	Time
10/18/22	16:31:01
04/05/18	11:26:29
blakeley	
206	

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/31/2012	SALES INSP	618	G BOURGAULT
7/10/2008	MEAS/EXT INS	25	D ERSKINE
3/17/2001	M&L COMPLETE	610	
6/4/1998	MEAS/EXT INS	602	
11/14/1995	MEAS+INSPCTD	607	
12/1/1987	INSPECTED	601	

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:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

**BATH FEATURES**

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

**COMMENTS**

G. SARGENT JANES DECEASED 8/13/93.

**GENERAL INFORMATION**

Grade:	B- - GOOD (-)
Year Blt:	1958     Eff Yr Blt:
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**CONDO INFORMATION**

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

**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												
RMs:	9	BRs:	3	Baths:	3	HB:						

**INTERIOR INFORMATION**

Avg Ht/FL:	STD	
Prim Int Wal:	2 - PLASTER	
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:	2 - GAS	
Heat Type:	1 - FORCED H/A	
# Heat Sys:	1	
% Heated:	100     % AC:	100
Solar HW:	NO     Central Vac:	NO
% Com Wal:	0     % Sprinkled:	0

**DEPRECIATION**

Phys Cond:	AV - Average	32%
Functional:		
Economic:		
Special:		
Override:		
Total:		32%

**REMODELING**

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

**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	9	3	
Totals			
1	9	3	

**CALC SUMMARY**

Basic \$ / SQ:	126.00
Size Adj.:	1.12593985
Const Adj.:	0.96899998
Adj \$ / SQ:	137.471
Other Features:	50894
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	432605
Depreciation:	138434
Depreciated Total:	294172

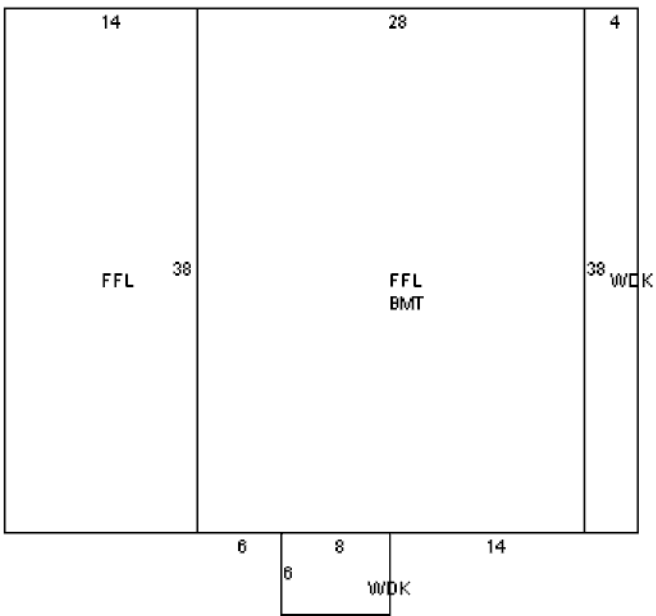
**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	664309.8969
Juris. Factor:		Before Depr:	164.96		
Special Features:	0	Val/Su Net:	102.87		
Final Total:	294200	Val/Su SzAd:	184.34		

**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
2	SHED/FR	D	Y	1	240	A	AV	1988	15.00	T	70	101			1,100			1,100

More:	N	Total Yard Items:	1,100	Total Special Features:		Total:	1,100
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**SKETCH****SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,596	137.470	219,403	
BMT	BASEMENT	1,064	80.760	85,933	
WDK	WOOD DECK	200	21.380	4,275	
Net Sketched Area:		2,860	Total:	309,611	
Size Ad	1596	Gross Area	2860	FinArea	2554

**SUB AREA DETAIL**

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	90	A	0

**IMAGE****AssessPro Patriot Properties, Inc**