



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|--------------------------|--------|-----------------------|
| 82 | | CONANT RD, LINCOLN |
| Unit #: | | |
| Owner 1: STEENSMA DAVID | | |
| Owner 2: ROEDE CAROL | | |
| Owner 3: | | |
| Street 1: 82 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 | Legal Description |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|
| 101 | 1,248,600 | 33,100 | 8.200 | 778,200 | 2,059,900 | 3631 |
| Total Card | | | | | | Entered Lot Size |
| Total Parcel | | | | | | Total Land: |
| Source: Market Adj Cost | | | | | | Land Unit Type: |
| Total Value per SQ unit /Card: 435.31 | | | | | | /Parcel: 435.31 |

| User Acct |
|-----------|
| 0 |
| GIS Ref |
| |
| GIS Ref |
| |
| Insp Date |
| 10/08/09 |

PREVIOUS OWNER

| |
|---|
| Owner 1: S&J VENTURES LLC - |
| Owner 2: MASS LIMITED LIABILITY COMPANY - |
| Street 1: 82 CONANT ROAD |
| Twn/City: LINCOLN |
| St/Prov: MA |
| Postal: 01773 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 2022 | 101 | FV | 1,095,200 | 35200 | 8.2 | 723,000 | 1,853,400 | 1,853,400 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 1,044,600 | 35200 | 8.2 | 678,200 | 1,758,000 | 1,758,000 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 1,017,300 | 35200 | 8.2 | 702,200 | 1,754,700 | 1,754,700 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 1,037,800 | 35200 | 8.2 | 684,600 | 1,757,600 | 1,757,600 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 1,037,800 | 35200 | 8.2 | 684,600 | 1,757,600 | 1,757,600 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 682,800 | 35200 | 8.2 | 678,200 | 1,396,200 | 1,396,200 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 2,800 | 0 | 8.2 | 659,800 | 662,600 | 662,600 | Year End Roll | 1/14/2016 |
| 2015 | 101 | FV | 60,000 | 10400 | 8.2 | 613,400 | 683,800 | 683,800 | Year End | 10/2/2014 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|------------|------------|----|-----|-------|-----------------|-------------|
| S&J VENTURES LL | 76441-560 | | 12/16/2020 | | 2,237,500 | No | No | | | |
| TORODE,PETER W | 64691-582 | | 12/19/2014 | CHD>SALE | 850,000 | No | No | | | |
| TORODE LORRAINE | 31125-507 | | 1/19/2000 | CONVENIENC | | 1 | No | No | | LIFE ESTATE |
| | 7002-456 | | 10/19/1946 | | | No | No | | | |

NARRATIVE DESCRIPTION

This Parcel contains 8.2 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2016, Having Primarily SHAKES Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 5 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 |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 6/7/2016 | 6459 | RENOVATI | 2,400 | C | 2/7/2017 | | | Amend permit 6017 |
| 6/2/2016 | 6451 | SHEET MT | 18,000 | C | 2/7/2017 | | | Sheet metal work f |
| 6/2/2016 | 6450 | SOLAR PA | 17,579 | C | 12/6/2020 | | | Install solar pane |
| 3/2/2015 | 6018 | GARAGE | 57,000 | C | 6/7/2016 | | | Garage complete. |
| 3/2/2015 | 6017 | NEW HOME | 696,000 | C | 6/7/2016 | | | Single family hous |
| 2/25/2015 | 6015 | DEMOLITI | 250 | C | 5/18/2015 | | | Demolish shed stru |
| 2/25/2015 | 6014 | DEMOLITI | 250 | C | 5/18/2015 | | | Demolish shed stru |
| 2/25/2015 | 6013 | DEMOLITI | 7,500 | C | 5/18/2015 | | | Demolish barn stru |
| 2/25/2015 | 6012 | DEMOLITI | 30,000 | C | 5/18/2015 | | | Demolish existing |
| 7/31/2003 | 2740 | MANUAL | | C | 5/29/2004 | | | repair or repl exi |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|-------------|
| 7/14/2020 | CHG FM OTHER | 624 | W Coelho |
| 6/7/2016 | PERMIT VISIT | 618 | G BOURGAULT |
| 5/18/2015 | PERMIT VISIT | 619 | DH |
| 10/8/2009 | MEAS/EXT INS | 25 | D ERSKINE |
| 5/29/2004 | MEAS/EXT INS | 615 | |
| 11/25/2000 | M&L COMPLETE | 610 | |
| 5/29/2000 | MEAS/EXT INS | 611 | |
| 3/6/1999 | MEAS/EXT INS | 602 | |
| 12/8/1997 | ABATE-INSPEC | 600 | |

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 | | 6.363 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 38,178 | | | | | | 38,200 | Wetland |

| | | | | | | | | |
|----------------------|------------------------|-----------------|---------|---------------|-----------|----------------|------------|----------------|
| Total AC/HA: 8.19955 | Total SF/SM: 357172.38 | Parcel LUC: 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: 778,178 | Spl Credit | Total: 778,200 |
|----------------------|------------------------|-----------------|---------|---------------|-----------|----------------|------------|----------------|

