



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR MARTHA S
Owner 2:	FARMS END REALTY TRUST
Owner 3:	
Street 1:	47 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	DAVIS SHERMAN P -
Owner 2:	DAVIS PHYLLIS M -
Street 1:	47 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	ONE FAM		52271.4		SQUARE FE	PRIME SITE		0	9.25	1.371	R4									663,053						663,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	189,400	9,100	1.200	663,100	861,600
Total Card	189,400	9,100	1.200	663,100	861,600
Total Parcel	189,400	9,100	1.200	663,100	861,600
Source:	Market Adj Cost	Total Value per SQ unit /Card: 558.75		/Parcel: 558.75	

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

Insp Date	05/08/17
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	167,200	9500	1.2	613,600	790,300	790,300	Year End Roll	10/19/2021
2021	101	FV	152,700	9500	1.2	573,500	735,700	735,700	Year End Roll	10/15/2020
2020	101	FV	151,300	9500	1.2	595,000	755,800	755,800	Year End Roll	9/26/2019
2019	101	FV	136,800	9500	1.2	579,200	725,500	725,500	Create Final value 2019	6/4/2019
2018	101	FV	136,800	9500	1.2	579,200	725,500	725,500	Year End Roll	9/28/2017
2017	101	FV	135,600	5900	1.2	573,500	715,000	715,000	Year End Roll	9/29/2016
2016	101	FV	134,200	5900	1.2	557,000	697,100	697,100	Year End Roll	1/14/2016
2015	101	FV	131,300	5900	1.2	515,400	652,600	652,600	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DAVIS SHERMAN P	28059-140		1/8/1998	CONVENIENC		1	No	No
	9536-186		1/19/1960				No	No

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L COMPLETE	615	
11/14/1995	MEAS+INSPCTD	607	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 19 - RANCH, Sty Ht: 1 - 1, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with bathroom details: Full Bath: 1, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE.

COMMENTS

Empty table for comments.

RESIDENTIAL GRID

Table with residential grid info: 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: 1 HB 1.

OTHER FEATURES

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

GENERAL INFORMATION

Table with general info: Grade: C - AVERAGE, Year Blt: 1953, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: ., Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

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

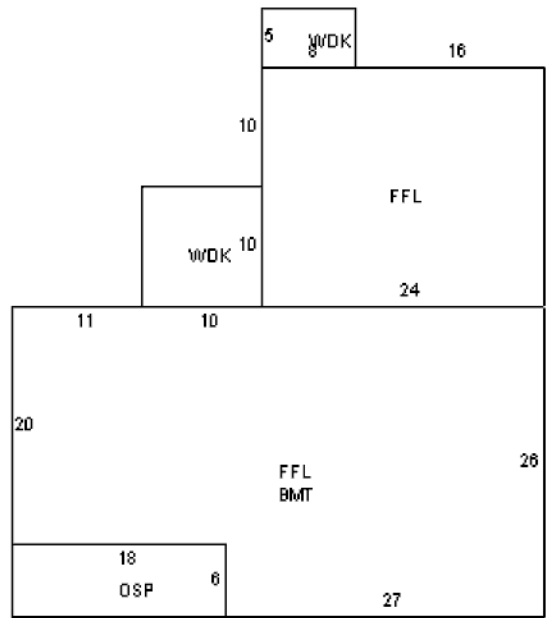
REMODELING

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

RES BREAKDOWN

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

SKETCH



INTERIOR INFORMATION

Table with interior details: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wall: 2 - PLASTER 50%, 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: 1 - OIL, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 0, Solar HW: Yes, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0.

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average 34.%, Functional: %, Economic: %, Special: %, Override: %, Total: 34.5%.

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 118.00, Size Adj.: 1.13910508, Const Adj.: 1.01999998, Adj \$ / SQ: 137.103, Other Features: 35500, Grade Factor: 1.00, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 289163, Depreciation: 99761, Depreciated Total: 189402.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 573952.9880, Juris. Factor, Before Depr: 137.10, Special Features: 0, Val/Su Net: 66.41, Final Total: 189400, Val/Su SzAd: 122.83.

SUB AREA

Table with sub-area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten. Totals: Net Sketched Area: 2,852, Total: 253,663, Size Ad: 1542, Gross Area: 2852, FinArea: 1542.

SUB AREA DETAIL

Table for sub-area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SPEC FEATURES/YARD ITEMS

Table with spec features: 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. Includes GARAGE and CANOPY.

PARCEL ID

169 19 0

IMAGE

AssessPro Patriot Properties, Inc

