



PROPERTY LOCATION

No	Alt No	Direction/Street/City
96		CONANT RD, LINCOLN
OWNERSHIP		
Unit #: _____		
Owner 1: PATTERSON JONATHAN D		
Owner 2: PATTERSON LISA M		
Owner 3: _____		
Street 1: 96 CONANT RD		
Street 2: _____		
Twn/City: LINCOLN		
St/Prov: MA	Cntry: _____	Own Occ: Y
Postal: 01773-3913		Type: _____

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	364,100		1.600	673,000	1,037,100
Total Card 364,100 1.600 673,000 1,037,100					
Total Parcel 364,100 1.600 673,000 1,037,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 341.65		/Parcel: 341.65	

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

Insp Date	10/08/09
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PREVIOUS OWNER

Owner 1: SCHWARTZ ELLEN A -		
Owner 2: -		
Street 1: 96 CONANT RD		
Twn/City: LINCOLN		
St/Prov: MA	Cntry: _____	
Postal: 01773-3913		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	340,800	0	1.6	608,300	949,100	949,100	Year End Roll	10/19/2021
2021	101	FV	334,500	0	1.6	538,400	872,900	872,900	Year End Roll	10/15/2020
2020	101	FV	331,600	0	1.6	538,400	870,000	870,000	Year End Roll	9/26/2019
2019	101	FV	311,600	0	1.6	521,400	833,000	833,000	Create Final value 2019	6/4/2019
2018	101	FV	311,600	0	1.6	521,400	833,000	833,000	Year End Roll	9/28/2017
2017	101	FV	302,900	0	1.6	492,200	795,100	795,100	Year End Roll	9/29/2016
2016	101	FV	297,100	0	1.6	477,600	774,700	774,700	Year End Roll	1/14/2016
2015	101	FV	294,200	0	1.6	442,200	736,400	736,400	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
SCHWARTZ ELLEN	58065-108		12/12/2011		683,000	No	No			
JUDAH L. SCHWAR	20470-439		4/4/1990	FAMILY		No	No			

NARRATIVE DESCRIPTION
 This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 4 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
7/6/2015	6140	ROOF	21,195	C				Strip & re-roof dw
12/13/2012	5270	RENOVATI	10,000	C				sheet metal work f
12/7/2012	5264	RENOVATI	10,000	C				conversion of oil
3/26/1998	1366	BAYWINDO	4,300	C	6/4/1998			ALSO SKYLITE 100%
6/13/1994	492-94	ROOF		C	8/18/1995			
11/15/1993	393	RENOVATI	8,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	SALES INSP	618	G BOURGAULT
10/8/2009	MEAS/EXT INS	25	D ERSKINE
1/21/2003	ABATE-INSPEC	600	
9/7/2001	M&L COMPLETE	613	
6/4/1998	MEAS/EXT INS	602	
11/20/1995	MEAS+INSPCTD	607	
12/28/1993	PERMIT VISIT	600	

Sign: _____ VERIFICATION OF VISIT NOT DATA _____/_____/_____

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		69695.4		SQUARE FE	PRIME SITE		0	8.75	1.103	R3									672,950						673,000	

Total AC/HA: 1.59999	Total SF/SM: 69695.56	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 672,950	Spl Credit	Total: 673,000
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