



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VALE LAWRENCE J
Owner 2:	DOBROW JULIA R
Owner 3:	
Street 1:	103 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3905 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 2.197 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1970, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		0.36		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									10,800						10,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,376,200	2,100	2.197	850,800	2,229,100
Total Card	1,376,200	2,100	2.197	850,800	2,229,100
Total Parcel	1,376,200	2,100	2.197	850,800	2,229,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		378.19	/Parcel: 378.19

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	10/30/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	1,176,100	2500	2.197	778,800	1,957,400	1,957,400	Year End Roll	10/19/2021
2021	101	FV	1,114,900	2500	2.197	810,800	1,928,200	1,928,200	Year End Roll	10/15/2020
2020	101	FV	1,095,700	2500	2.197	810,800	1,909,000	1,909,000	Year End Roll	9/26/2019
2019	101	FV	1,117,200	2500	2.197	807,600	1,927,300	1,927,300	Create Final value 2019	6/4/2019
2018	101	FV	1,117,200	2500	2.197	807,600	1,927,300	1,927,300	Year End Roll	9/28/2017
2017	101	FV	1,048,700	2500	2.197	807,600	1,858,800	1,858,800	Year End Roll	9/29/2016
2016	101	FV	1,027,200	2500	2.197	755,600	1,785,300	1,785,300	Year End Roll	1/14/2016
2015	101	FV	999,200	2500	2.197	700,400	1,702,100	1,702,100	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOUISE DAVY	18573-46		9/28/1987		532,000	Yes	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/9/2017	6821	ROOF	4,500	C				Strip & re-roof dw
5/28/2015	6094	RENOVATI	6,500	C				Interior demolitio
8/8/2006	3492	TEMPORAR		C				tent
4/25/2003	2680	ADDITION	229,440	C	6/27/2003			1 rm off front & r
7/26/1993	297	ADDITION	300,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	
6/27/2003	MEAS/EXT INS	615	
8/18/2001	M&L EXTERIOR	615	
1/25/1996	MEAS+INSPCTD	606	
2/22/1995	MEAS/EXT INS	601	
12/28/1993	PERMIT VISIT	600	

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

USER DEFINED

Prior Id # 1:	122 6 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

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:	

BATH FEATURES

Full Bath:	5	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	GOOD

COMMENTS

OTHER FEATURES

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

GENERAL INFORMATION

Grade:	A- - V GOOD-		
Year Blt:	1970	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

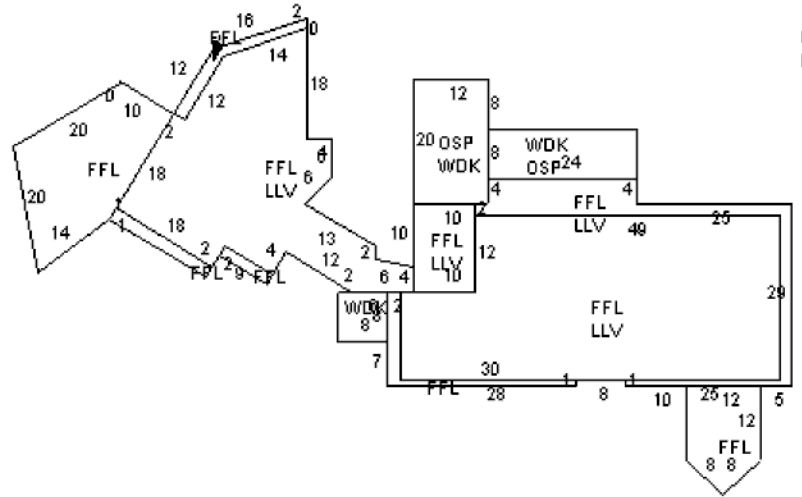
CONDO INFORMATION

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												

SKETCH



INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:			
Partition:	E - EXTNSIVE		
Prim Floors:	3 - HARDWOOD		
Sec Floors:			
Bsmnt Flr:			
Bsmnt Gar:	2		
Electric:	1 - EXTENSIVE		
Insulation:	2 - TYPICAL		
Int vs Ext:	S		
Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

DEPRECIATION

Phys Cond:	VG - Very Good	13%
Functional:		
Economic:		
Special:		
Override:		
Total:		13%

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	1
Totals			
1	11	5	

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	0.91380018
Const Adj.:	1.01999998
Adj \$ / SQ:	117.442
Other Features:	121813
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1581873
Depreciation:	205644
Depreciated Total:	1376230

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

PARCEL ID

WtAv\$/SQ:		AvRate:		Ind.Val	1552995.299
Juris. Factor:		Before depr:			199.65
Special Features:	0	Val/Su Net:			186.48
Final Total:	1376200	Val/Su SzAd:			375.70

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
37	STABLE	D	Y	1	250	A	AV	1970	16.00	T	60	101			1,600			1,600
2	SHED/FR	D	Y	1	8x10	A	AV	2000	15.00	T	60	101			500			500

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,538	117.440	415,508	
LLV	LOWR LEVEL	2,789	129.190	360,299	
WDK	WOOD DECK	496	17.120	8,493	
OSP	SCRN PORCH	432	22.500	9,720	
HST	HALF STORY	125	117.440	14,680	
Net Sketched Area:		7,380	Total:	808,700	
Size Ad	3663	Gross Area	7505	FinArea	5894

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	0

IMAGE

AssessPro Patriot Properties, Inc



More:	N		
Total Yard Items:	2,100	Total Special Features:	

Total:	2,100
--------	-------