



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	IMNOOKIN TR JAMES P
Owner 2:	GEORGE REISER IRREVOCABLE TRST
Owner 3:	
Street 1:	10 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3909 Type:

PREVIOUS OWNER

Owner 1:	PUFFER JR TR - RICHARD F
Owner 2:	PUFFER TR - MARGARET G
Street 1:	10 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3909

NARRATIVE DESCRIPTION

This Parcel contains 1.997 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1968, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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:				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 Influ	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		0.16		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									960						1,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	571,000		1.997	741,000	1,312,000
Total Card	571,000		1.997	741,000	1,312,000
Total Parcel	571,000		1.997	741,000	1,312,000
Source:	Market Adj Cost	Total Value per SQ unit /Card:		416.38	/Parcel: 416.38

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	481,500	0	1.997	685,800	1,167,300	1,167,300	Year End Roll	10/19/2021
2021	101	FV	426,600	0	1.997	641,000	1,067,600	1,067,600	Year End Roll	10/15/2020
2020	101	FV	418,900	0	1.997	665,000	1,083,900	1,083,900	Year End Roll	9/26/2019
2019	101	FV	406,200	0	1.997	647,400	1,053,600	1,053,600	Create Final value 2019	6/4/2019
2018	101	FV	406,200	0	1.997	647,400	1,053,600	1,053,600	Year End Roll	9/28/2017
2017	101	FV	399,600	0	1.997	641,000	1,040,600	1,040,600	Year End Roll	9/29/2016
2016	101	FV	390,100	0	1.997	622,600	1,012,700	1,012,700	Year End Roll	1/14/2016
2015	101	FV	378,900	0	1.997	576,200	955,100	955,100	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PUFFER JR TR,RI	76156-200		11/13/2020		1,400,000	No	No			
PUFFER JR,RICHA	62313-19		7/25/2013	FAMILY	99	No	No			
PUFFER RICHARD	16250-2		6/27/1985	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/28/2018	6988	MANUAL	2,169	C				Weatherization & a
7/26/2007	3738	ADDITION	5,000	C	6/26/2008			bedroom addition a
5/12/2000	1964	ROOF		C	6/30/2001			
10/28/1993	379	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
1/19/2017	MEAS/EXT INS	4	JG
6/26/2008	MEAS+INSPCTD	100	
8/18/2001	M&L COMPLETE	613	
12/5/1995	MEAS+INSPCTD	607	
12/14/1993	PERMIT VISIT	600	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details including Type (9 - CONTEMPORARY), Sty Ht (1H - 1H), (Liv) Units (1), Foundation (1 - CONCRETE), Frame (1 - WOOD), Prime Wall (26 - WOOD), Sec Wall, Roof Struct (1 - GABLE), Roof Cover (1 - ASPHALT), and View / Desir.

BATH FEATURES

Table with bath details including Full Bath (2), A Bath, 3/4 Bath, A 3QBth, 1/2 Bath, A HBth, and OthrFix (1).

OTHER FEATURES

Table with other features including Kits (1), A Kits, Frpl (1), and WSFlue.

CONDO INFORMATION

Table with condo details including Location, Total Units, Floor (1 - 1ST FLOOR), % Own, and Name.

GENERAL INFORMATION

Table with general info including Grade (B - GOOD), Year Blt (1968), Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with interior details including Avg Ht/FL (STD), Prim Int Wal (1 - DRYWALL), Sec Int Wall, Partition (T - TYPICAL), Prim Floors (3 - HARDWOOD), Sec Floors (4 - CARPET), Bsmnt Flr, Bsmnt Gar.

Table with mechanical details including 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

Table with depreciation details including Phys Cond (GD - Good), Functional, Economic, Special, Override, Total (18.9%).

CALC SUMMARY

Table with calculation summary including Basic \$ / SQ (126.00), Size Adj (0.94041574), Const Adj (1.01199996), Adj \$ / SQ (119.914), Other Features (53353), Grade Factor (1.45), Neighborhood Inf (1.00000000), LUC Factor (1.00), Adj Total (704050), Depreciation (133065), Depreciated Total (570984).

SPEC FEATURES/YARD ITEMS

Table with 14 columns for spec features and yard items (Code, Description, A, Y/S, Qty, Size/Dim, Qual, Con, Year, Unit Price, D/S, Dep, LUC, Fact, NB Fa).

COMMENTS

1/17 H.W. GENERATOR, EXT= GD.

RESIDENTIAL GRID

Table with residential grid details including 1st Res Grid, Desc (Line 1), # Units (1), and various level (Lvl 1, Lvl 2) and lower level details.

REMODELING

Table with remodeling details including Exterior, Interior, Additions, Kitchen (1987), Baths, Plumbing, Electric, Heating, General.

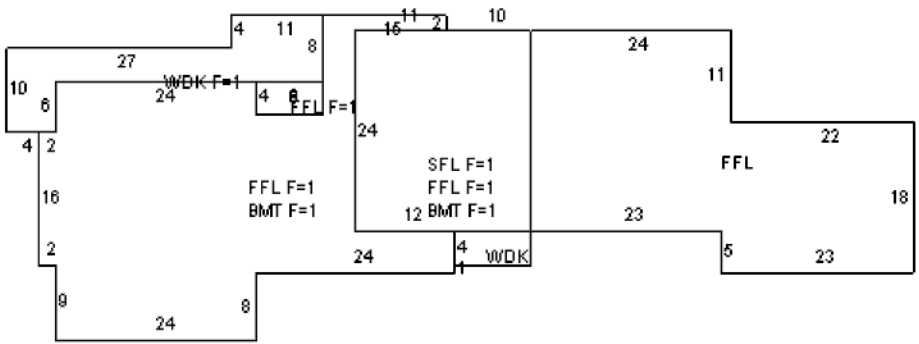
RES BREAKDOWN

Table with resource breakdown including No Unit, RMS, BRS, FL, and Totals (1, 9, 4).

COMPARABLE SALES

Table with comparable sales details including Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val (863511.5459), Juris. Factor, Before Depr (173.88), Special Features (0), Val/Su Net (112.91), Final Total (571000), Val/Su SzAd (181.21).

SKETCH



SUB AREA

Table with sub-area details including Code, Description, Area - SQ, Rate - AV, Undepr Value, Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

SUB AREA DETAIL

Table with sub-area detail columns including Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE

AssessPro Patriot Properties, Inc

