



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DESSAIN TR TATIANA
Owner 2:	
Owner 3:	TATIANA V DESSAIN REV TRUST
Street 1:	62 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	DESSAIN - TATIANA
Owner 2:	-
Street 1:	62 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 8.867 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily CONC BLOCK Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 6 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	12.4	1.000	R5									992,000						992,000	
101	ONE FAM		4.65		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									139,500						139,500	
101	ONE FAM		2.38		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									14,280						14,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	929,100	23,400	8.867	1,145,800	2,098,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 618.97						/Parcel: 569.60	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	1,118,000	25300	8.867	993,800	2,137,100	2,137,100	Year end	11/3/2022
2022	101	FV	994,300	39200	8.867	921,800	1,955,300	1,955,300	Year End Roll	10/19/2021
2021	101	FV	943,700	39200	8.867	953,800	1,936,700	1,936,700	Year End Roll	10/15/2020
2020	101	FV	908,000	39200	8.867	953,800	1,901,000	1,901,000	Year End Roll	9/26/2019
2019	101	FV	913,200	39200	8.867	950,600	1,903,000	1,903,000	Create Final value 2019	6/4/2019
2018	101	FV	913,200	39200	8.867	950,600	1,903,000	1,903,000	Year End Roll	9/28/2017
2017	101	FV	867,700	39200	8.867	950,600	1,857,500	1,857,500	Year End Roll	9/29/2016
2016	101	FV	852,400	39200	8.867	898,600	1,790,200	1,790,200	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DESSAIN,TATIANA	66880-191		3/2/2016	FAMILY		1 No	No			
DETERLING EST.	23212-71		5/21/1993		548,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/2/2015	6212	SOLAR PA	20,000	C	10/14/2015			Install roof mount
10/16/2003	2794	MANUAL	6,500	C	6/23/2004			rem basement to of
2/19/1999	1629	POOL HOU	6,000	C				for pool equipment
9/11/1998	1519	GREENHOU	150,000	C	3/6/1999			6/5/99 90% pool en
5/28/1998	1431	TENN.CO	20,000	C	3/6/1999			
3/4/1998	1349	WDK	12,500	C	6/4/1998			
6/8/1995	741-95	APARTMEN	80,000	C	6/17/1996			
10/14/1993	369	W/S FLUE		C	12/14/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS/EXT INS	25	D ERSKINE
6/23/2004	MEAS+INSPCTD	615	
11/18/2000	M&L EXTERIOR	610	
6/5/1999	MEAS/EXT INS	602	
6/4/1998	MEAS/EXT INS	602	
11/16/1995	MEAS+INSPCTD	607	
7/8/1995	INSPECTED	600	
6/29/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	1	- 1
(Liv) Units:	1	Total: 2
Foundation:	2	- CONC BLOCK
Frame:	1	- WOOD
Prime Wall:	21	- CONC BLOCK
Sec Wall:	26	- WOOD 50%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A-	- V GOOD-	
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD	
Prim Int Wal:	1	- DRYWALL
Sec Int Wall:		%
Partition:	T	- TYPICAL
Prim Floors:	4	- CARPET
Sec Floors:		%
Bsmnt Flr:		
Bsmnt Gar:	2	
Electric:	3	- TYPICAL
Insulation:	2	- TYPICAL
Int vs Ext:	S	
Heat Fuel:	2	- GAS
Heat Type:	1	- FORCED H/A
# Heat Sys:	2	
% Heated:	100	% AC: 100
Solar HW:	NO	Central Vac: Yes
% Com Wal:	0	% Sprinkled: 0

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
27	TENNIS C	D	Y	1	100x55	E	AV	1999	7.16	T	60	101			15,800			15,800
11	POOL I-V	M	Y	1	30X40	A	GD	1980	18.00	T	65	101			7,600			7,600

More:	N	Total Yard Items:	25,300	Total Special Features:		Total:	25,300
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:		
Total Units:		
Floor:	1	- 1ST FLOOR
% Own:		
Name:		

DEPRECIATION

Phys Cond:	AV	- Average	32.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			32.5%

CALC SUMMARY

Basic \$ / SQ:	150.00
Size Adj.:	0.98809522
Const Adj.:	0.99000001
Adj \$ / SQ:	146.732
Other Features:	78165
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1376391
Depreciation:	447327
Depreciated Total:	929064

COMMENTS

2400sf heated pool enclosure..

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	RM:	11	BR:	6	Baths:	5	HB					

REMODELING

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

RES BREAKDOWN

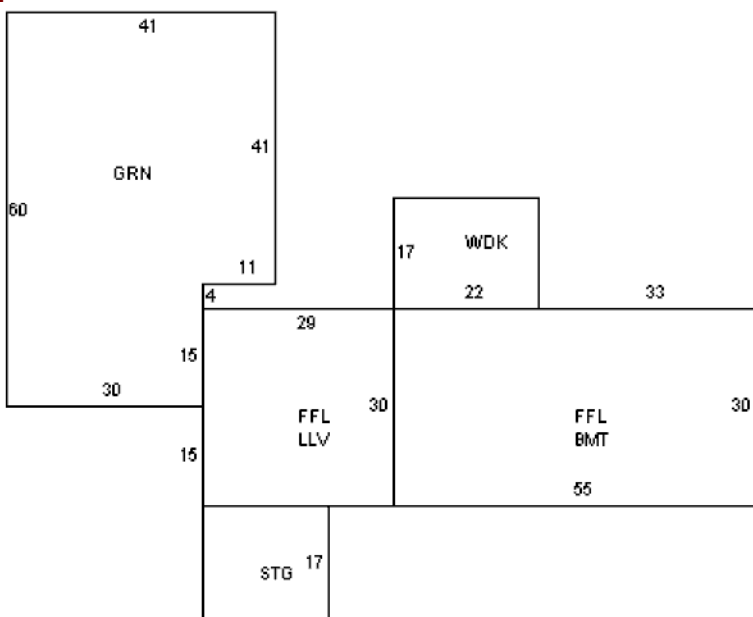
No Unit	RMS	BRS	FL
1	11	6	
Totals			
1	11	6	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val: 893711.6438
Juris. Factor:		Before Depr:	249.44	
Special Features:	0	Val/Su Net:	116.31	
Final Total:	929100	Val/Su SzAd:	368.69	

PARCEL ID

168 2 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,520	146.730	369,765	
GRN	GRN	2,251	57.760	130,015	
BMT	BASEMENT	1,650	36.680	60,527	
LLV	LOWR LEVEL	870	183.420	159,571	
WDK	WOOD DECK	374	18.060	6,754	
STG	STORAGE	323	15.000	4,845	
Net Sketched Area:		7,988	Total:	731,477	
Size Ad	2520	Gross Area	7988	FinArea	3390

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

