

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1: JADE HATHAWAY FINDLAY
Owner 2:
Owner 3:
Street 1: 56 CONANT RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry Own Occ: Y
Postal: 01773-3913 Type:

**PREVIOUS OWNER**

Owner 1: JADE - JOSHUA
Owner 2: JADE - HATHAWAY FINDLAY
Street 1: 56 CONANT RD
Twn/City: LINCOLN
St/Prov: MA Cntry
Postal: 01773-3913

**NARRATIVE DESCRIPTION**

This Parcel contains 4.13 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1963, Having Primarily WOOD Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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

**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		1.373		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									41,190						41,200	
101	ONE FAM		0.92		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									5,520						5,500	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,213,900	51,400	4.130	1,038,700	2,304,000	3449	0
Total Card							1,213,900
Total Parcel							1,213,900
Source: Market Adj Cost							Total Value per SQ unit /Card: 571.85 /Parcel: 571.85
Entered Lot Size							
Total Land:							
Land Unit Type:							

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	947,200	51400	4.13	886,700	1,885,300	1,885,300	Year end	11/3/2022
2022	101	FV	829,400	59800	4.13	814,700	1,703,900	1,703,900	Year End Roll	10/19/2021
2021	101	FV	763,900	59800	4.13	846,700	1,670,400	1,670,400	Year End Roll	10/15/2020
2020	101	FV	698,300	35600	4.13	846,700	1,580,600	1,580,600	Year End Roll	9/26/2019
2019	101	FV	623,900	35600	4.13	843,500	1,503,000	1,503,000	Create Final value 2019	6/4/2019
2018	101	FV	623,900	35600	4.13	843,500	1,503,000	1,503,000	Year End Roll	9/28/2017
2017	101	FV	623,900	35600	4.13	843,500	1,503,000	1,503,000	Year End Roll	9/29/2016
2016	101	FV	605,600	35600	4.13	791,500	1,432,700	1,432,700	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JADE, JOSHUA	61652-271		4/23/2013	FAMILY		1	No	No		
ODIO STEPHEN A,	50355-152		11/15/2007		1,179,000	No	No			
THEROUX JOHN B,	32312-294		1/22/2001		950,000	No	No			
HARDIE MICHAEL	29539-461		12/16/1998		699,000	No	No			
FALENDER ANDREW	27446-098		7/1/1997		575,000	No	No			
WAGENER URSULA	13812-444		10/15/1979	PARTIAL INTR	101,259	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/4/2020	R-20-0201	RENOVATI	207,000	O	3/29/2022			Add 4' frost wall
9/10/2019	R-19-0141	ROOF	34,500	C				Remove existing al
5/1/2019	R-19-0043	GARAGE	33,600	C	3/29/2022			Construct a one st
8/25/2008	4039	RENO-ADD	725,000	C	6/2/2009			addition & reno to
8/8/1997	1244	BARN	22,000	C	3/10/1998			3/10/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/20/2018	MEAS/EXT INS	622	K Cuoco
7/23/2010	MEAS+INSPCTD	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L EXTERIOR	610	
3/10/1998	MEAS/EXT INS	602	
12/6/1995	MEAS+INSPCTD	607	
11/7/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	107 8 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:	20 - DECK HSE
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	9 - STONE 10%
Roof Struct:	1 - GABLE
Roof Cover:	9 - METAL
Color:	
View / Desir:	

**GENERAL INFORMATION**

Grade:	B+ - GOOD (+)
Year Blt:	1963
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
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:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 0

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
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:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% 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
32	BARN/LFT	D	Y	1	30X24	G	AV	1997	56.25	T	37.5	101			25,300			25,300
19	PATIO	D	Y	1	20x20	A	AV	2008	14.00	T	40	101			3,400			3,400
3	GARAGE	D	Y	1	28X24	A	AV	2018	36.00	T	6	101			22,700			22,700

**BATH FEATURES**

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

**OTHER FEATURES**

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
FrpI:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

**CONDO INFORMATION**

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

**DEPRECIATION**

Phys Cond:	VG - Very Good	14.00%
Functional:		
Economic:		
Special:		
Override:		
Total:		14.80%

**CALC SUMMARY**

Basic \$ / SQ:	165.00
Size Adj.:	0.99580091
Const Adj.:	1.03638113
Adj \$ / SQ:	170.285
Other Features:	97160
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1424812
Depreciation:	210872
Depreciated Total:	1213940

**COMMENTS**

COMMON DRIVE

**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	S	7	BR	S	4	Bath	S	4	HB	1	

**REMODELING**

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

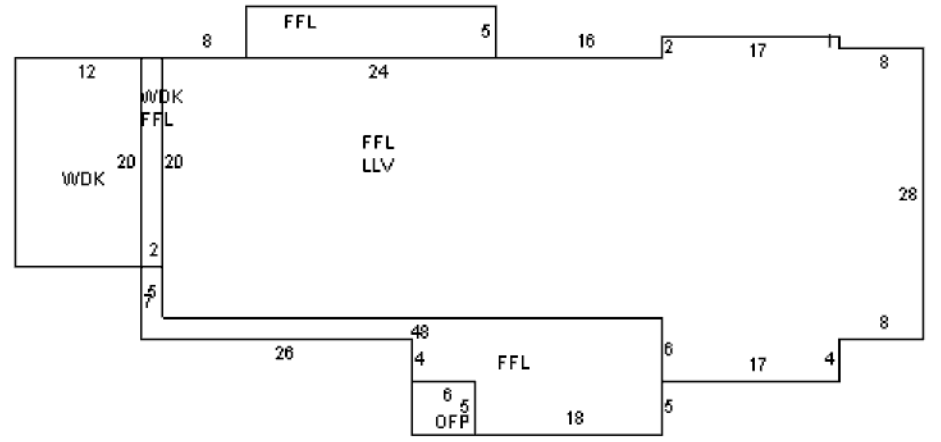
**RES BREAKDOWN**

No Unit	RMS	BRS	FL
1	7	4	
Totals			
1	7	4	

**COMPARABLE SALES**

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 608800.0000
Juris. Factor:		Before Depr:	272.46	
Special Features:	0	Val/Su Net:	256.31	
Final Total:	1213900	Val/Su SzAd:	497.30	

**SKETCH**



**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,441	170.280	415,665
LLV	LOWR LEVEL	1,985	187.310	371,817
WDK	WOOD DECK	280	19.340	5,415
OPF	OPEN PORCH	30	15.000	450
Net Sketched Area:		4,736	Total:	793,347
Size Ad	2441	Gross Area	4736	Fin Area 4029

**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:	51,400	Total Special Features:		Total:	51,400
---------	-------------------	--------	-------------------------	--	--------	--------