



PROPERTY LOCATION

No	Alt No	Direction/Street/City
82		CONANT RD, LINCOLN
Unit #:		
Owner 1: STEENSMA DAVID		
Owner 2: ROEDE CAROL		
Owner 3:		
Street 1: 82 CONANT ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,437,700	33,100	8.200	950,200	2,421,000	3631	0
Total Card							GIS Ref
Total Parcel							GIS Ref
Source: Market Adj Cost							Insp Date
Total Value per SQ unit /Card: 511.62							10/08/09
/Parcel: 511.62							

OWNERSHIP

Owner 1: STEENSMA DAVID
Owner 2: ROEDE CAROL
Owner 3:
Street 1: 82 CONANT ROAD
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773 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	1,248,600	33100	8.2	778,200	2,059,900	2,059,900	Year end	11/3/2022
2022	101	FV	1,095,200	35200	8.2	723,000	1,853,400	1,853,400	Year End Roll	10/19/2021
2021	101	FV	1,044,600	35200	8.2	678,200	1,758,000	1,758,000	Year End Roll	10/15/2020
2020	101	FV	1,017,300	35200	8.2	702,200	1,754,700	1,754,700	Year End Roll	9/26/2019
2019	101	FV	1,037,800	35200	8.2	684,600	1,757,600	1,757,600	Create Final value 2019	6/4/2019
2018	101	FV	1,037,800	35200	8.2	684,600	1,757,600	1,757,600	Year End Roll	9/28/2017
2017	101	FV	682,800	35200	8.2	678,200	1,396,200	1,396,200	Year End Roll	9/29/2016
2016	101	FV	2,800	0	8.2	659,800	662,600	662,600	Year End Roll	1/14/2016

PREVIOUS OWNER

Owner 1: S&J VENTURES LLC -
Owner 2: MASS LIMITED LIABILITY COMPANY -
Street 1: 82 CONANT ROAD
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
S&J VENTURES LL	76441-560		12/16/2020		2,237,500	No	No			
TORODE,PETER W	64691-582		12/19/2014	CHD>SALE	850,000	No	No			
TORODE LORRAINE	31125-507		1/19/2000	CONVENIENC		1	No	No		LIFE ESTATE
	7002-456		10/19/1946			No	No			

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
6/7/2016	6459	RENOVATI	2,400	C	2/7/2017			Amend permit 6017
6/2/2016	6451	SHEET MT	18,000	C	2/7/2017			Sheet metal work f
6/2/2016	6450	SOLAR PA	17,579	C	12/6/2020			Install solar pane
3/2/2015	6018	GARAGE	57,000	C	6/7/2016			Garage complete.
3/2/2015	6017	NEW HOME	696,000	C	6/7/2016			Single family hous
2/25/2015	6015	DEMOLITI	250	C	5/18/2015			Demolish shed stru
2/25/2015	6014	DEMOLITI	250	C	5/18/2015			Demolish shed stru
2/25/2015	6013	DEMOLITI	7,500	C	5/18/2015			Demolish barn stru
2/25/2015	6012	DEMOLITI	30,000	C	5/18/2015			Demolish existing
7/31/2003	2740	MANUAL		C	5/29/2004			repair or repl exi

ACTIVITY INFORMATION

Date	Result	By	Name
7/14/2020	CHG FM OTHER	624	W Coelho
6/7/2016	PERMIT VISIT	618	G BOURGAULT
5/18/2015	PERMIT VISIT	619	DH
10/8/2009	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	
11/25/2000	M&L COMPLETE	610	
5/29/2000	MEAS/EXT INS	611	
3/6/1999	MEAS/EXT INS	602	
12/8/1997	ABATE-INSPEC	600	

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
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	11.4	1.000	R4									912,000						912,000	
101	ONE FAM		6.363		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									38,178						38,200	Wetland

Total AC/HA: 8.19955	Total SF/SM: 357172.38	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 950,178	Spl Credit	Total: 950,200
----------------------	------------------------	-----------------	---------	---------------	-----------	----------------	------------	----------------

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	17	- SHAKES
Sec Wall:	16	- STONE VE 10%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A-	- V GOOD-
Year Blt:	2016	Eff Yr Blt:
Alt LUC:		Alt %:
Jurisdic:		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:	3	- HARDWOOD
Sec Floors:	15	- CARPET 30%
Bsmnt Flr:	12	- CONCRETE
Bsmnt Gar:		
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:	Yes	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
5	GARAGE/2S	D	Y	1	22x40	G	GD	2016	40.00	T	6	101			33,100			33,100

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:	2	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frp1:	2	Rating:	GOOD
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD	- Good	2.1%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			2.1%

CALC SUMMARY

Basic \$ / SQ:	150.00
Size Adj.:	0.87679625
Const Adj.:	0.99968219
Adj \$ / SQ:	131.478
Other Features:	101656
Grade Factor:	1.70
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1468523
Depreciation:	30839
Depreciated Total:	1437684

COMMENTS

WELL WATER .

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												
RMs:	5	BRs:	3	Baths:	4	HB	1					

REMODELING

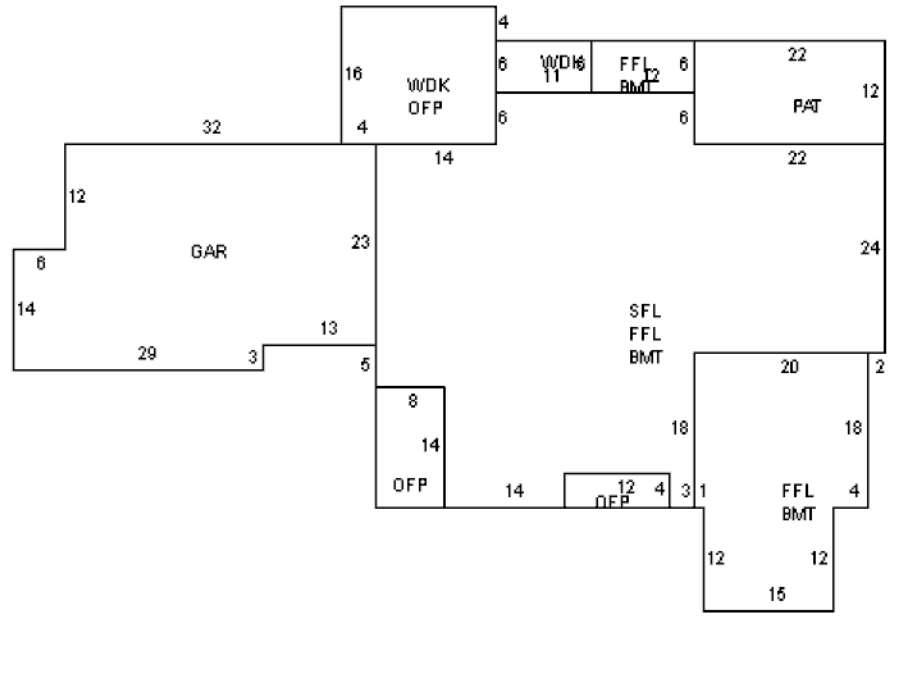
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	1
Totals			
1	5	3	1

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	682223.4177
Juris. Factor:		Before Depr:	223.51	
Special Features:	0	Val/Su Net:	152.12	
Final Total:	1437700	Val/Su SzAd:	303.83	

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	2,672	32.870	87,827	
FFL	1ST FLOOR	2,672	131.480	351,308	
SFL	2ND FLOOR	2,060	131.480	270,844	
GAR	GARAGE	981	36.000	35,316	
OFF	OPEN PORCH	448	15.000	6,720	
WDK	WOOD DECK	354	18.280	6,469	
PAT	PATIO	264	14.000	3,696	
Net Sketched Area:		9,451	Total:	762,180	
Size Ad	4732	Gross Area	9451	FinArea	4732

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

