

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR MARTHA S
Owner 2:	THREE HOUSES REALTY TRUST
Owner 3:	
Street 1:	47 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as MULT HS with a(n) CONVENT'NL Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 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
109	MULT HS		0		NO UNITS	NOLAND		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
109	158,500		0.000		158,500		0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 173.22						/Parcel: 453.65	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/28/2015	6265	MANUAL	450	C	5/31/2016			Sheet metal work f
9/21/2015	6229	RENOVATI	3,000	C	5/9/2016			Amend permit #6208
8/25/2015	6208	RENOVATI	165,000	C	5/9/2016			Amend permit 6127
6/24/2015	6127	RENOVATI	3,000	C	6/24/2016			Re-roof, repair te

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	FIELDREV CHG	622	K Cuoco
5/4/2017	PERMIT VISIT	618	G BOURGAULT
11/25/2000	M&L COMPLETE	610	
7/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 109	MULT HS	Prime NB Desc	RES CAT 4	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION

Type:	22	- CONVENTNL
Sty Ht:	1T	- 1T
(Liv) Units:	1	Total: 3
Foundation:	3	- BRK OR STN
Frame:	1	- WOOD
Prime Wall:	1	- WOOD SHING
Sec Wall:		%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C+	- AVG. (+)	
Year Blt:	1900	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	2	- PLASTER	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	2	- SOFTWOOD	
Sec Floors:	5	- LINO/VINYL	50%
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:	0
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

More: N Total Yard Items: Total Special Features: Total:

BATH FEATURES

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	35%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			35%

CALC SUMMARY

Basic \$ / SQ:	126.00
Size Adj.:	1.40573764
Const Adj.:	0.99495000
Adj \$ / SQ:	176.228
Other Features:	36750
Grade Factor:	1.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	243812
Depreciation:	85334
Depreciated Total:	158478

COMMENTS

3 HOUSES ON 1 LOT REMOD 1986 .

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	5	BR	3	Bath	1	HB				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	3	2
Totals			
1	5	3	

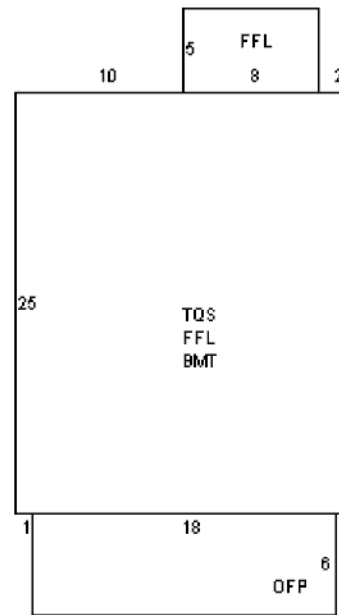
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	
Juris. Factor:		Before Depr:		193.85	
Special Features:	0	Val/Su Net:		104.07	
Final Total:	158500	Val/Su SzAd:		173.22	

PARCEL ID

182 27 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
F1L	1ST FLOOR	540	176.230	95,163	
B1B	BASEMENT	500	44.060	22,029	
TQS	3/4 STORY	375	176.230	66,086	
OPF	OPEN PORCH	108	15.000	1,620	
Net Sketched Area:		1,523	Total:	184,898	
Size Ad	915	Gross Area	1648	FinArea	915

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

