



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOE BARBARA
Owner 2:	
Owner 3:	
Street 1:	89 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	Burk - Prescott R
Owner 2:	Burk - Lucinda F
Street 1:	89 Conant Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This Parcel contains 1.867 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1990, Having Primarily WOOD SHING Exterior and OTHER Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 7 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		
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 Infru	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		0.03		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									180						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	627,200	23,600	1.867	992,200	1,643,000		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 616.33						/Parcel: 616.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	623,200	23600	1.867	840,200	1,487,000	1,487,000	Year end	11/3/2022
2022	101	FV	546,400	32400	1.867	768,200	1,347,000	1,347,000	Year End Roll	10/19/2021
2021	101	FV	481,700	32400	1.867	800,200	1,314,300	1,314,300	Year End Roll	10/15/2020
2020	101	FV	436,200	32400	1.867	800,200	1,268,800	1,268,800	Year End Roll	9/26/2019
2019	101	FV	434,300	32400	1.867	797,000	1,263,700	1,263,700	Create Final value 2019	6/4/2019
2018	101	FV	434,300	32400	1.867	797,000	1,263,700	1,263,700	Year End Roll	9/28/2017
2017	101	FV	415,600	32400	1.867	797,000	1,245,000	1,245,000	Year End Roll	9/29/2016
2016	101	FV	402,200	32400	1.867	745,000	1,179,600	1,179,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Burk,Prescott R	60622-22		12/3/2012	CHD>SALE	1,145,625	No	No			
BURK GEORGE + R	19633-11		2/3/1989	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/17/2019	R-19-0214	BATH	15,000	C	2/25/2020			Construct bathroom
7/3/2014	5813	SOLAR PA	10,000	C	8/7/2014			Installation of ro
10/3/2013	5568	MANUAL	94,000	C				sheet metal work f
7/15/2013	5473	RENOVATI	1,200,000	C	5/19/2014			reconstruct deck;r
4/9/2013	5370	MANUAL	5,000	C				sheet metal work f
1/11/2013	5294	RENOVATI	50,000	C	6/17/2013			reno 1st fl bth &
11/20/2008	4100	MANUAL		C				install wood burni

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS+INSPCTD	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L COMPLETE	610	
11/17/1995	MEAS+INSPCTD	607	
1/31/1994	FIELDREV CHG	600	
1/10/1994	LEFT NOTICE	600	
11/7/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 22 - CONVENT'NL, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 1, Foundation: 1 - CONCRETE, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 12 - OTHER, Color: , View / Desir:

BATH FEATURES

Table with bath features: Full Bath: 4, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: AVERAGE, A HBth: , Rating: , OthrFix: 2, Rating: AVERAGE

COMMENTS

Empty table for comments.

RESIDENTIAL GRID

Table with residential grid details: 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: 7, BRs: 3, Baths: 4, HB: 1

GENERAL INFORMATION

Table with general info: Grade: B - GOOD, Year Blt: 1990, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj:

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

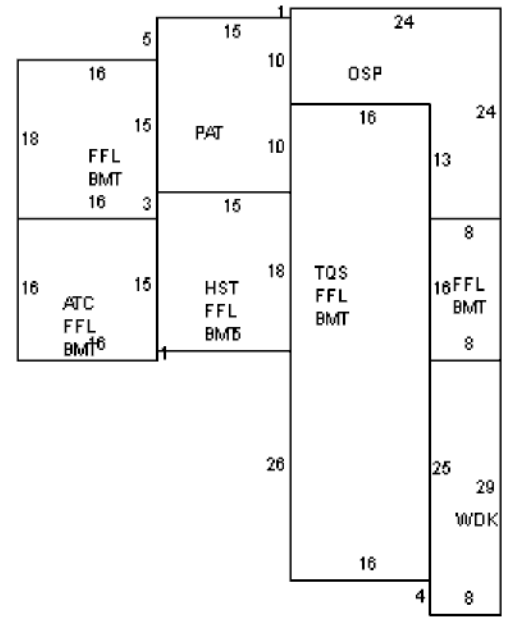
REMODELING

Table for remodeling: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General:

RES BREAKDOWN

Table for res breakdown: No Unit, RMS, BRS, FL, Totals: 1, 7, 3, 2

SKETCH



INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 1 - DRYWALL, Sec Int Wal: %, Partition: T - TYPICAL, Prim Floors: 2 - SOFTWOOD, Sec Floors: 4 - CARPET, 50%, Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 3 - FORCED H/W, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: GD - Good, 11.1%, Functional: %, Economic: %, Special: %, Override: , Total: 11.2%

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 126.00, Size Adj.: 0.98174971, Const Adj.: 1.00999999, Adj \$ / SQ: 124.937, Other Features: 80433, Grade Factor: 1.45, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 706312, Depreciation: 79107, Depreciated Total: 627205

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val: 736464.1878, Juris. Factor, Before Depr: 181.16, Special Features: 0, Val/Su Net: 116.75, Final Total: 627200, Val/Su SzAd: 242.26

SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 5,372, Total: 406,678, Size Ad: 2589, Gross Area: 5902, FinArea: 2666

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten

SPEC FEATURES/YARD ITEMS

Table with spec features: 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

PARCEL ID

182 25 0

IMAGE



AssessPro Patriot Properties, Inc

Summary table: More: N, Total Yard Items: 23,600, Total Special Features: , Total: 23,600