



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PATTERSON JONATHAN D
Owner 2:	
Owner 3:	
Street 1:	96 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	PATTERSON - JONATHAN D
Owner 2:	PATTERSON - LISA M
Street 1:	96 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 1.6 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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		69695.4		SQUARE FE	PRIME SITE		0	9.5	1.103	R3									730,632						730,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	366,800		1.600	730,600	1,097,400
Total Card		366,800	1.600	730,600	1,097,400
Total Parcel		366,800	1.600	730,600	1,097,400
Source: Market Adj Cost		Total Value per SQ unit /Card: 361.51		/Parcel: 361.51	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
10/08/09

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	364,100	0	1.6	673,000	1,037,100	1,037,100	Year end	11/3/2022
2022	101	FV	340,800	0	1.6	608,300	949,100	949,100	Year End Roll	10/19/2021
2021	101	FV	334,500	0	1.6	538,400	872,900	872,900	Year End Roll	10/15/2020
2020	101	FV	331,600	0	1.6	538,400	870,000	870,000	Year End Roll	9/26/2019
2019	101	FV	311,600	0	1.6	521,400	833,000	833,000	Create Final value 2019	6/4/2019
2018	101	FV	311,600	0	1.6	521,400	833,000	833,000	Year End Roll	9/28/2017
2017	101	FV	302,900	0	1.6	492,200	795,100	795,100	Year End Roll	9/29/2016
2016	101	FV	297,100	0	1.6	477,600	774,700	774,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PATTERSON, JONAT	81625-126		6/7/2023	DIVORCE/ESTA	10	No	No			
SCHWARTZ ELLEN	58065-108		12/12/2011		683,000	No	No			
JUDAH L. SCHWAR	20470-439		4/4/1990	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/6/2015	6140	ROOF	21,195	C				Strip & re-roof dw
12/13/2012	5270	RENOVATI	10,000	C				sheet metal work f
12/7/2012	5264	RENOVATI	10,000	C				conversion of oil
3/26/1998	1366	BAYWINDO	4,300	C	6/4/1998			ALSO SKYLITE 100%
6/13/1994	492-94	ROOF		C	8/18/1995			
11/15/1993	393	RENOVATI	8,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	SALES INSP	618	G BOURGAULT
10/8/2009	MEAS/EXT INS	25	D ERSKINE
1/21/2003	ABATE-INSPEC	600	
9/7/2001	M&L COMPLETE	613	
6/4/1998	MEAS/EXT INS	602	
11/20/1995	MEAS+INSPCTD	607	
12/28/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	3 - GAMBREL
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B- - GOOD (-)
Year Blt:	1953
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:	3 - HARDWOOD
Sec Floors:	15 - CARPET 30%
Bsmnt Flr:	12 - CONCRETE
Bsmnt Gar:	2
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# 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

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

BATH FEATURES

Full Bath:	3	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:	AVERAGE
A Kits:		Rating:	
Frpl:	2	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	34.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		34.5%

CALC SUMMARY

Basic \$ / SQ:	119.00
Size Adj.:	0.94765449
Const Adj.:	0.99371994
Adj \$ / SQ:	112.063
Other Features:	57062
Grade Factor:	1.20
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	559992
Depreciation:	193197
Depreciated Total:	366795

COMMENTS

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												

REMODELING

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

RES BREAKDOWN

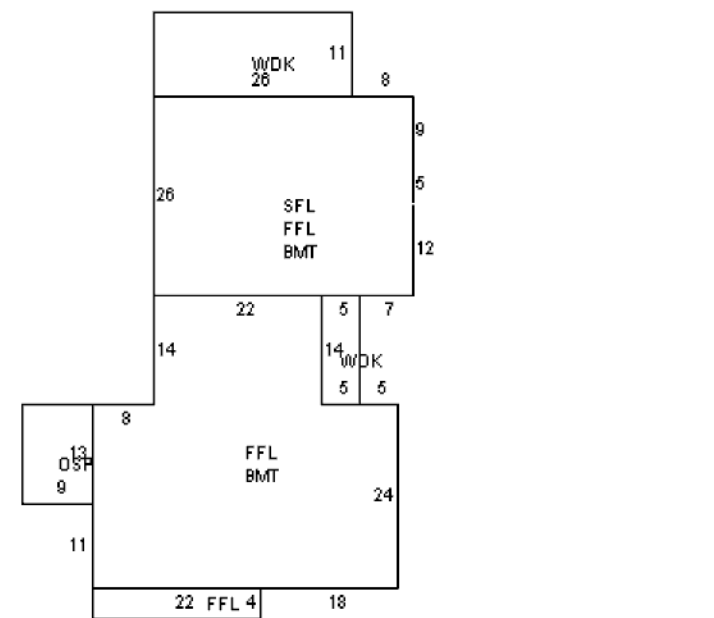
No Unit	RMS	BRS	FL
1	9	4	
Totals	1	9	4

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv\$/SQ:		AvRate:		Ind.Val	839799.4082
Juris. Factor:		Before Depr:		134.48	
Special Features:	0	Val/Su Net:		64.79	
Final Total:	366800	Val/Su SzAd		120.83	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,240	112.060	251,020	
BMT	BASEMENT	2,152	28.020	60,290	
SFL	2ND FLOOR	796	112.060	89,157	
WDK	WOOD DECK	356	18.250	6,498	
OSP	SCRN PORCH	117	22.500	2,633	
Net Sketched Area:		5,661	Total:	409,597	
Size Ad	3035.5999	Gross Area	5749	FinArea	3036

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				0

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID 182 6 0