



PROPERTY LOCATION

No	Alt No	Direction/Street/City
103		CONANT RD, LINCOLN
Unit #:		
Owner 1: VALE LAWRENCE J		
Owner 2: DOBROW JULIA R		
Owner 3:		
Street 1: 103 CONANT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3905	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,598,900	2,100	2.197	1,002,800	2,603,800
Total Card 1,598,900 2,100 2.197 1,002,800 2,603,800					
Total Parcel 1,598,900 2,100 2.197 1,002,800 2,603,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 441.76		/Parcel: 441.76	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date
	10/30/18

PREVIOUS OWNER

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	1,376,200	2100	2.197	850,800	2,229,100	2,229,100	Year end	11/3/2022
2022	101	FV	1,176,100	2500	2.197	778,800	1,957,400	1,957,400	Year End Roll	10/19/2021
2021	101	FV	1,114,900	2500	2.197	810,800	1,928,200	1,928,200	Year End Roll	10/15/2020
2020	101	FV	1,095,700	2500	2.197	810,800	1,909,000	1,909,000	Year End Roll	9/26/2019
2019	101	FV	1,117,200	2500	2.197	807,600	1,927,300	1,927,300	Create Final value 2019	6/4/2019
2018	101	FV	1,117,200	2500	2.197	807,600	1,927,300	1,927,300	Year End Roll	9/28/2017
2017	101	FV	1,048,700	2500	2.197	807,600	1,858,800	1,858,800	Year End Roll	9/29/2016
2016	101	FV	1,027,200	2500	2.197	755,600	1,785,300	1,785,300	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LOUISE DAVY	18573-46		9/28/1987		532,000	Yes	No			

NARRATIVE DESCRIPTION
 This Parcel contains 2.197 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1970, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 5 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/24/2023	R-23-0099	ROOF	34,865	C				Complete asphalt r
8/9/2017	6821	ROOF	4,500	C				Strip & re-roof dw
5/28/2015	6094	RENOVATI	6,500	C				Interior demolitio
8/8/2006	3492	TEMPORAR		C				tent
4/25/2003	2680	ADDITION	229,440	C	6/27/2003			1 rm off front & r
7/26/1993	297	ADDITION	300,000	C	12/28/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	
6/27/2003	MEAS/EXT INS	615	
8/18/2001	M&L EXTERIOR	615	
1/25/1996	MEAS+INSPCTD	606	
2/22/1995	MEAS/EXT INS	601	
12/28/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

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		0.36		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									10,800						10,800	

Total AC/HA:	2.19655	Total SF/SM:	95681.71	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,002,800	Spl Credit	Total:	1,002,800
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EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A- - V GOOD-
Year Blt:	1970
Alt LUC:	
Jurisdic:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	1 - DRYWALL
Sec Int Wall:	
Partition:	E - EXTNSIVE
Prim Floors:	3 - HARDWOOD
Sec Floors:	
Bsmnt Flr:	

Bsmnt Gar:	2
Electric:	1 - EXTENSIVE
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
37	STABLE	D	Y	1	250	A	AV	1970	16.00	T	60	101			1,600		1,600
2	SHED/FR	D	Y	1	8x10	A	AV	2000	15.00	T	60	101			500		500

More:	N	Total Yard Items:	2,100	Total Special Features:		Total:	2,100
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BATH FEATURES

Full Bath:	5	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth:		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	3	Rating:	GOOD

OTHER FEATURES

Kits:	1	Rating:	VERY GOOD
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:	VG - Very Good	13%
Functional:		
Economic:		
Special:		
Override:		
Total:		13%

CALC SUMMARY

Basic \$ / SQ:	150.00
Size Adj.:	0.91380018
Const Adj.:	1.01999998
Adj \$ / SQ:	139.811
Other Features:	121813
Grade Factor:	1.70
Neighborhood Inf:	1.0000000
LUC Factor:	1.00
Adj Total:	1837841
Depreciation:	238919
Depreciated Total:	1598921

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		RM	11	BR	5	Baths:	5	HB				

REMODELING

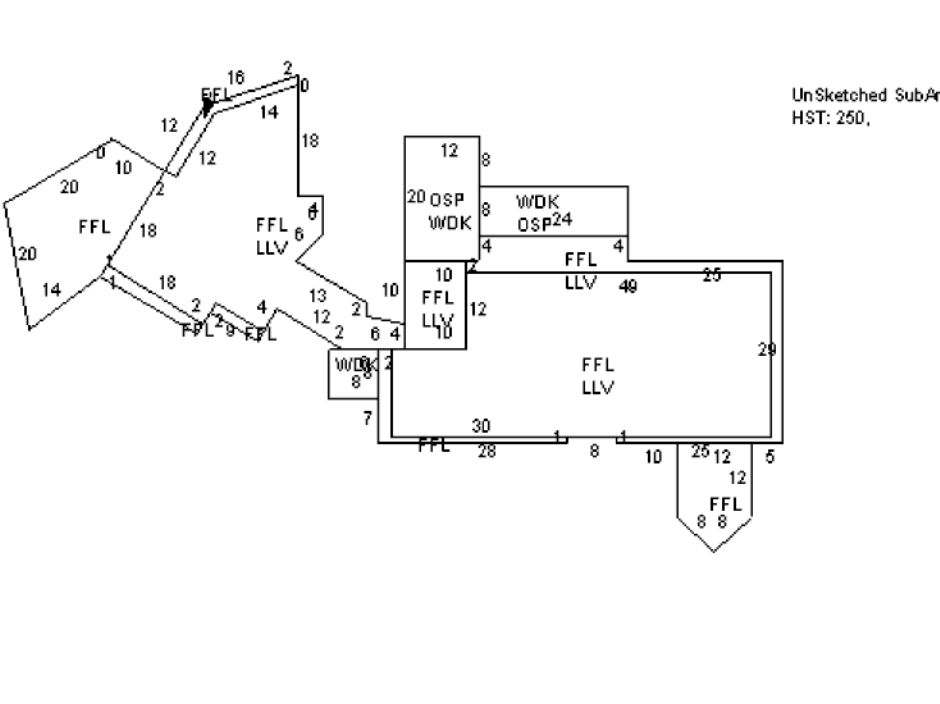
Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
Totals	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	5	1
Totals	1	11	5

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1552995.299
Juris. Factor:		Before Depr:			237.68
Special Features:	0	Val/Su Net:			216.65
Final Total:	1598900	Val/Su SzAd:			436.50

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,538	139.810	494,653	
LLV	LOWR LEVEL	2,789	153.790	428,927	
WDK	WOOD DECK	496	17.120	8,493	
OSP	SCRN PORCH	432	22.500	9,720	
HST	HALF STORY	125	139.810	17,476	
Net Sketched Area:	7,380	Total:		959,269	
Size Ad	3663	Gross Area	7505	FinArea	5894

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	80	A	0

IMAGE

AssessPro Patriot Properties, Inc