Total Card / Total Parcel
APPRAISED: 1,320,000 / 1,320,000
USE VALUE: 1,320,000 / 1,320,000
ASSESSED: 1,320,000 / 1,320,000

PROPERTY LOCATION

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

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.167	349,200	3,100	967,700	1,320,000
Total Card	3.167	349,200	3,100	967,700	1,320,000
Total Parcel	3.167	349,200	3,100	967,700	1,320,000

Source: Market Adj Cost — Total Value per SQ unit /Card: 612.07 /Parcel: 612.07

Legal Description

User Acct

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date 05/10/17

!223!

OWNERSHIP

Unit #:

Owner 1:	BLACKLER TR PETER
Owner 2:	BLACKLER TR LINDSAY S
Owner 3:	2022 BLACKLER REV TRUST
Street 1:	86 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: Y
Postal:	01773-3913	Type:	

PREVIOUS OWNER

Owner 1:	BLACKLER - PETER
Owner 2:	BLACKLER - LINDSAY S
Street 1:	86 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA	Cntry
Postal:	01773-3913

PREVIOUS ASSESSMENT

Parcel ID 182 3 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	329,400	3000	3.167	939,700	1,272,100		Year End Roll	12/2/2024
2024	101	FV	320,800	3000	3.167	920,000	1,243,800		Year end	11/9/2023
2023	101	FV	292,800	3000	3.167	748,000	1,043,800	1,043,800	Year end	11/3/2022
2022	101	FV	254,200	3200	3.167	692,800	950,200	950,200	Year End Roll	10/19/2021
2021	101	FV	236,100	3200	3.167	648,000	887,300	887,300	Year End Roll	10/15/2020
2020	101	FV	233,800	3200	3.167	672,000	909,000	909,000	Year End Roll	9/26/2019
2019	101	FV	211,100	3200	3.167	654,400	868,700	868,700	Create Final va	6/4/2019
2018	101	FV	211,100	3200	3.167	654,400	868,700	868,700	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:21:25

LAST REV

Date	Time
05/29/25	11:30:29

apro

USER DEFINED

Prior Id # 1:	109 10 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

NARRATIVE DESCRIPTION

This parcel contains 3.167 ACRES of land mainly classified as ONE FAM with a RANCH Building built about 1956, having primarily WOOD SHING Exterior and 2157 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 223

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BLACKLER,PETER	80699-269		9/12/2022	CONVENIENC	1	No	No		
BURK GEORGE W	19428-346		10/26/1988	FAMILY		No	No		

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/14/2024	E-24-0123	MANUAL	3,000	C				
4/6/2022	R-22-0068	SOLAR PA	47,325	C				Install 31 roof-mo
4/22/2021	R-21-0068	ROOF	27,500	C	4/27/2021			Remove existing as
2/22/1999	1632	MANUAL	71,000	C	6/5/1999			dining room & fami

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEAS+INSPCTD	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
6/5/1999	MEAS+INSPCTD	602	
1/20/1996	MEAS+INSPCTD	606	
5/24/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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 Influ	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.33		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									9,310						9,300	Wetland

Total AC/HA:	3.16655	Total SF/SM:	137935	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	967,710	Spl Credit	Total:	967,700

EXTERIOR INFORMATION

Type:	19 - RANCH
Sty Ht:	1 - 1
(Liv) Units:	1 — Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	2 - CLAPBOAR 50 %
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - AVG. (+)
Year Blt:	1956 — 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:	3 - HARDWOOD
Sec Floors:	4 - CARPET 25 %
Bsmnt Flr:	
Subfloor:	
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: 100
Solar HW:	NO — Central Vac: NO
% Com Wal	0 — % Sprinkled 0

BATH FEATURES

Full Bath	2	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:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV - Average	33. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	33	%

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	RMs: 7			BRs: 3			Baths: 2			HB		

REMODELING

Exterior:	
Interior:	1999
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	1
Totals			
1	7	3	

CALC SUMMARY

Basic $ / SQ:	144.00
Size Adj.:	1.10992801
Const Adj.:	1.01499999
Adj $ / SQ:	162.227
Other Features:	44755
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	521183
Depreciation:	171990
Depreciated Total:	349192

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 661636.6666
Juris. Factor:		Before Depr:	178.45
Special Features:	0	Val/Su Net:	96.09
Final Total:	349200	Val/Su SzAd	209.48

SKETCH

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	1,667	162.230	270,433
BMT	BASEMENT	1,091	40.560	44,247
LLV	LOWR LEVEL	576	184.530	106,291
OSP	SCRN PORCH	224	24.070	5,393
WDK	WOOD DECK	76	35.310	2,684

Net Sketched Area:	3,634	Total:	429,048
Size Ad	1667 — Gross Area	3634 — FinArea	2157

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	85	A	

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #	— Year: — Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 182 3 0

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
2	SHED/FR	D	Y	1	10X12	A	AV	1999	16.05	T	60	101			800			800
2	SHED/FR	D	Y	1	8X12	A	GD	2017	16.05	T	20	101			1,200			1,200
19	PATIO	D	Y	1	100	A	AV	2017	14.98	T	25	101			1,100			1,100

More: N	Total Yard Items: 3,100	Total Special Featues:	Total: 3,100