	Total Card /	Total Parcel
APPRAISED:	1,203,100 /	1,535,600
USE VALUE:	1,203,100 /	1,535,600
ASSESSED:	1,203,100 /	1,535,600

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

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	Own Occ: Y
Postal:	01773-3906	Type:

PREVIOUS OWNER

Owner 1:	DAVIS SHERMAN P -
Owner 2:	-
Street 1:	47 CONANT RD
Twn/City:	LINCOLN
St/Prov: MA	Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This parcel contains 1.86 ACRES of land mainly classified as MULT HS with a CONVENT`NL Building built about 1900, having primarily CLAPBOARD Exterior and 1365 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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:			Topo		
D				Street	1	PAVED
s				Gas:	4	MEDIUM
t						

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	1.860	240,200	3,700	959,200	1,203,100
Total Card	1.860	240,200	3,700	959,200	1,203,100
Total Parcel	1.860	572,700	3,700	959,200	1,535,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 881.39 | /Parcel: 492.18

PREVIOUS ASSESSMENT

Parcel ID: 182 27 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	109	FV	512,100	3500	1.86	931,200	1,446,800		Year End Roll	12/2/2024
2024	109	FV	499,200	3500	1.86	912,700	1,415,400		Year end	11/9/2023
2023	109	FV	482,800	3500	1.86	740,700	1,227,000	1,227,000	Year end	11/3/2022
2022	109	FV	419,300	3500	1.86	685,500	1,108,300	1,108,300	Year End Roll	10/19/2021
2021	109	FV	379,900	3500	1.86	640,700	1,024,100	1,024,100	Year End Roll	10/15/2020
2020	109	FV	356,900	3500	1.86	664,700	1,025,100	1,025,100	Year End Roll	9/26/2019
2019	109	FV	361,900	3500	1.86	647,100	1,012,500	1,012,500	Create Final va	6/4/2019
2018	109	FV	361,900	3500	1.86	647,100	1,012,500	1,012,500	Year End Roll	9/28/2017

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS SHERMAN P	28059-135		1/8/1998	CONVENIENC	1	No	No		
DAVIS PRESCOTT	14007-103		7/11/1980		103,800	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/9/2016	6646	WOOD STO	50	C				Install wood stove
7/23/2012	5104	RENOVATI	57,790	C	6/17/2013			interior reno due
1/10/2012	4966	RENOVATI	14,500	C	9/19/2012			interior reno to k
12/6/2000	2145	W/S FLUE		C	7/6/2001			
11/5/1998	1575	ROOF	1,800	C	4/14/1999			

Legal Description

User Acct
0

GIS Ref

GIS Ref

Entered Lot Size
Total Land:
Land Unit Type:

Insp Date
06/17/13

Patriot Properties Inc.

!289!

PRINT

Date	Time
09/26/25	14:26:47

LAST REV

Date	Time
03/23/22	15:36:48
	blakeley

PAT ACCT. 289

USER DEFINED

Prior Id # 1:	110 18 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:	

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	FIELDREV CHG	622	K Cuoco
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2012	MEAS/EXT INS	25	D ERSKINE
7/10/2008	MEAS/EXT INS	25	D ERSKINE
7/6/2001	MEAS/EXT INS	613	
11/25/2000	M&L COMPLETE	610	
4/14/1999	MEAS/EXT INS	602	
11/17/1995	MEAS+INSPCTD	607	
1/10/1994	FIELDREV CHG	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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
109	MULT HS		80000		SQUARE FE	PRIME SITE	0		11.98	1.00	R4									958,400						958,400	
109	MULT HS		0.023		ACRES	EXCESS ACRE	0		35,000.	1.00	R4									805						800	

Total AC/HA:	1.85955	Total SF/SM:	81002	Parcel LUC:	109	MULT HS	Prime NB Desc	RES CAT 4	Total:	959,205	Spl Credit	Total:	959,200

EXTERIOR INFORMATION

Type:	22 - CONVENT`NL
Sty Ht:	1T - 1T
(Liv) Units:	1 Total: 3
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	%
Roof Struct:	6 - SALTBOX
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	C - AVERAGE		
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	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	6 - CERAMIC T 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
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: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	AVERAGE
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:	2	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	24. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	24.5	%

CALC SUMMARY

Basic $ / SQ:	150.00
Size Adj.:	1.18956041
Const Adj.:	1.02999997
Adj $ / SQ:	183.787
Other Features:	31500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	318208
Depreciation:	77961
Depreciated Total:	240247

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	RMs: 4		BRs: 2		Baths: 1			HB 1				

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	4	2	2
Totals			
1	4	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv$/SQ:		AvRate:		Ind.Val 0.00000

Juris. Factor:		Before Depr:	183.79
Special Features:	0	Val/Su Net:	111.98
Final Total:	240200	Val/Su SzAd	175.97

SKETCH

26 / 30 / 30 / 26

TQS
FFL
BMT

4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	780	45.950	35,838
FFL	1ST FLOOR	780	183.790	143,354
TQS	3/4 STORY	585	183.790	107,515
	Net Sketched Area: 2,145		Total:	286,707
Size Ad	1365 Gross Area	2340	FinArea	1365

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #
Year:		Color:		

PARCEL ID

182 27 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
2	SHED/FR	D	Y	1	10x6	A	AV	1910	16.05	T	70	109			300			300
2	SHED/FR	D	Y	1	80	A	AV	1910	16.05	T	70	109			400			400
3	GARAGE	D	Y	1	12x16	A	AV	1910	38.52	T	60	109			3,000			3,000

More: N	Total Yard Items:	3,700	Total Special Featues:	
			Total:	3,700