Total Card / Total Parcel

APPRAISED:	149,000 / 1,535,600
USE VALUE:	149,000 / 1,535,600
ASSESSED:	149,000 / 1,535,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
79		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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:		Cntry:	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.86 ACRES of land mainly classified as MULT HS with a BUNGALOW Building built about 1900, having primarily WOOD SHING Exterior and 840 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 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:					
D				Topo		
s				Street	1	PAVED
t				Gas:	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
109	0.000	149,000			149,000
Total Card	0.000	149,000			149,000
Total Parcel	1.860	572,700	3,700	959,200	1,535,600

Source: Market Adj Cost   Total Value per SQ unit /Card: 177.38   /Parcel: 492.18

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

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

SALES INFORMATION

TAX DISTRICT   PAT ACCT.   289

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	FIELDREV CHG	622	K Cuoco
11/25/2000	M&L COMPLETE	610	
7/1/1991	INSPECTED	601	

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

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	11/25/00

!289!

PRINT

Date	Time
09/26/25	14:27:00

LAST REV

Date	Time
03/23/22	15:36:45
blakeley	

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:	

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		0		NO UNITS	NOLAND		0	0.	0.00	R4																

Total AC/HA: 0.00000	Total SF/SM: 0	Parcel LUC: 109	MULT HS	Prime NB Desc RES CAT 4	Total:	Spl Credit	Total:

EXTERIOR INFORMATION

Field	Value
Type:	2 - BUNGALOW
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 3
Foundation:	3 - BRK OR STN
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Field	Value
Grade:	C- - AVG. (-)
Year Blt:	1900 Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Field	Value
Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	
Partition:	T - TYPICAL
Prim Floors:	2 - SOFTWOOD
Sec Floors:	5 - LINO/VINYL 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	3 - ELECTRIC
Heat Type:	1 - FORCED H/A
# Heat Sys:	1
% Heated:	100 % AC: 0
Solar HW:	NO Central Vac: NO
% Com Wal	0 % Sprinkled 0

BATH FEATURES

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

OTHER FEATURES

Feature	Value	Rating
Kits:	1	GOOD
A Kits:		
Frpl:		
WSFlue:	1	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

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

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			

REMODELING

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

RES BREAKDOWN

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

CALC SUMMARY

Field	Value
Basic $ / SQ:	148.00
Size Adj.:	1.46428573
Const Adj.:	0.99495000
Adj $ / SQ:	215.620
Other Features:	36750
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	197366
Depreciation:	48355
Depreciated Total:	149012

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

Field	Value	Field	Value
WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	194.06
Special Features:	0	Val/Su Net:	167.04
Final Total:	149000	Val/Su SzAd	177.38

SKETCH

40
14
12   7   21
2
6
WDK
4
8
HST
FFL
STG
4

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	560	215.620	120,747
HST	HALF STORY	280	215.620	60,374
STG	STORAGE	28	16.050	449
WDK	WOOD DECK	24	40.660	976

Net Sketched Area:	892		Total:	182,546
Size Ad	840	Gross Area 1172	FinArea	840

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

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