Map	Lot	Sublot	Building	Unit	CARD
182	6	0			1 of 1

RESIDENTIAL

Town Of Lincoln

	Total Card	/	Total Parcel
APPRAISED:	1,167,500	/	1,167,500
USE VALUE:	1,167,500	/	1,167,500
ASSESSED:	1,167,500	/	1,167,500

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

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 COLONIAL Building built about 1953, having primarily WOOD SHING Exterior and 3036 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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
101	1.600	399,900		767,600	1,167,500
Total Card	1.600	399,900		767,600	1,167,500
Total Parcel	1.600	399,900		767,600	1,167,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 384.60 | /Parcel: 384.60

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	
GIS Ref	
GIS Ref	
Insp Date	03/06/25

!597!

PREVIOUS ASSESSMENT

Parcel ID 182 6 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	372,100	0	1.6	745,200	1,117,300		Year End Roll	12/2/2024
2024	101	FV	366,800	0	1.6	730,600	1,097,400		Year end	11/9/2023
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 va	6/4/2019
2018	101	FV	311,600	0	1.6	521,400	833,000	833,000	Year End Roll	9/28/2017

PRINT

Date	Time
09/26/25	14:56:22

LAST REV

Date	Time
03/19/25	09:45:09
apro	

TAX DISTRICT

PAT ACCT. 597

USER DEFINED

Prior Id # 1:	122 3 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:	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	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	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	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
3/6/2025	MEAS/EXT INS	6	JN
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 ___/___/___

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		69695.4		SQUARE FE	PRIME SITE		0	9.98	1.10	R3									767,551						767,600	

Total AC/HA:	1.59999	Total SF/SM:	69696	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 3	Total:	767,551	Spl Credit		Total:	767,600

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:			

BATH FEATURES

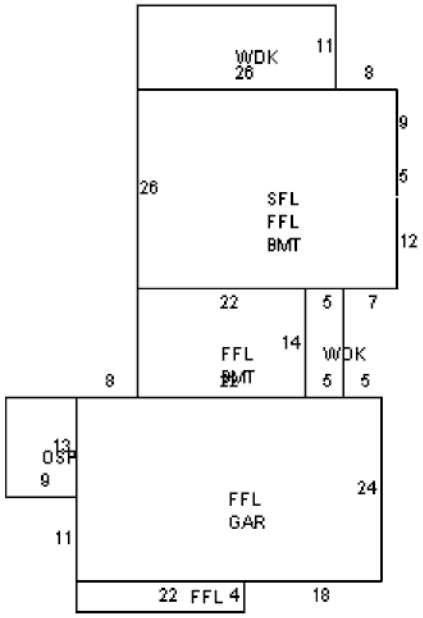
Full Bath	3	Rating:	AVERAGE
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	AVERAGE

OTHER FEATURES

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

COMMENTS

SKETCH



GENERAL INFORMATION

Grade:	B- - GOOD (-)		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

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

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:	9	BRs:	4	Baths:	3	HB					

REMODELING

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

RES BREAKDOWN

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

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		
Subfloor:			
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

DEPRECIATION

Phys Cond:	AV - Average	34.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	34.5	%

CALC SUMMARY

Basic $ / SQ:	129.00
Size Adj.:	0.94765449
Const Adj.:	0.99371994
Adj $ / SQ:	121.480
Other Features:	57062
Grade Factor:	1.20
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610531
Depreciation:	210633
Depreciated Total:	399898

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	839799.4082

Juris. Factor:		Before Depr:	145.78
Special Features:	0	Val/Su Net:	70.64
Final Total:	399900	Val/Su SzAd	131.74

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	2,240	121.480	272,115
BMT	BASEMENT	1,192	30.370	36,201
GAR	GARAGE	960	38.520	36,979
SFL	2ND FLOOR	796	121.480	96,649
WDK	WOOD DECK	356	19.530	6,953
OSP	SCRN PORCH	117	24.070	2,817

Net Sketched Area:	5,661			Total:	451,714
Size Ad	3035.5999	Gross Area	5749	FinArea	3036

SUB AREA DETAIL

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

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

182 6 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

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc