



**Patriot Properties Inc.**

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	CAREY WILLIAM C
Owner 2:	CAREY SCARLETT H
Owner 3:	
Street 1:	15 CONANT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	WILLIAMSON - MARY ALICE
Owner 2:	-
Street 1:	15 CONANT ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.06 ACRES of land mainly classified as MULT HS with a(n) ANTIQUE Building Built about 1703, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 9 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

**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
109	MULT HS		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
109	MULT HS		0.223		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									6,690						6,700	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
109	549,600	8,400	2.060	646,700	1,204,700	Z158	0
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 313.56						/Parcel: 273.32	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	730,300	8400	2.06	670,700	1,409,400	1,409,400	Year End Roll	9/26/2019
2019	101	FV	698,100	8400	2.06	653,100	1,359,600	1,359,600	Create Final value 2019	6/4/2019
2018	101	FV	698,100	8400	2.06	653,100	1,359,600	1,359,600	Year End Roll	9/28/2017
2017	101	FV	690,100	8400	2.06	646,700	1,345,200	1,345,200	Year End Roll	9/29/2016
2016	101	FV	675,700	8400	2.06	628,300	1,312,400	1,312,400	Year End Roll	1/14/2016
2015	101	FV	608,400	8400	2.06	581,900	1,198,700	1,198,700	Year End	10/2/2014
2014	101	FV	562,200	8400	2.06	542,700	1,113,300	1,113,300	Year End Roll	1/23/2014
2013	101	FV	539,900	8400	2.06	526,700	1,075,000	1,075,000	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WILLIAMSON, MARY	70927-569		4/27/2018		1535000	No	No			
AMBASH, JOSEPH W	63423-273		3/28/2014		1442000	No	No			
AMBASH JOSEPH W	56287-511		1/14/2011	FAMILY		1	No	No		
SOYKA MARK,	49059-572		2/28/2007		1295000	No	No			
KASSNER MICHAEL	31472-472		6/1/2000		750000	No	No			
KASSNER PATRICI	14364-150		7/28/1981	FAMILY		0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
8/7/2018	7160	ROOF	75,000	C				Remove roof shingl
5/22/2015	6089	MANUAL	5,000	C				Amend permit 5705
12/8/2014	5969	RENOVATI	190,000	C				Amend #5705 to mak
4/8/2014	5705	RENOVATI	68,000	C				Remodel kitchen an
7/16/2012	5096	RENOVATI	14,000	C	6/17/2013			bath reno
3/18/2011	4665	RENOVATI	42,000	C	7/6/2011			relocate kit from
12/29/2009	4364	MANUAL	2,500	C				install chimney li
4/10/2007	3644	RENOVATI	11,500	C	6/14/2007			reinforce fl frami
10/3/2003	2787	APARTMEN	35,000	C	6/24/2004			
11/6/2002	2611	MANUAL	45,000	C	6/27/2003			carport, screened

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/17/2015	PERMIT VISIT	619	DH
6/17/2013	MEAS/EXT INS	25	D ERSKINE
7/6/2011	PERMIT VISIT	25	D ERSKINE
6/14/2007	MEAS/EXT INS	100	
6/24/2004	MEAS/EXT INS	615	
6/27/2003	MEAS/EXT INS	615	
6/29/2002	MEAS+INSPCTD	613	
8/18/2001	ENTRY DENIED	615	
7/13/2001	MEAS/EXT INS	613	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type: 1 - ANTIQUE, Sty Ht: 2 - 2, (Liv) Units: 1, Total: 1, 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:

BATH FEATURES

Table with bath features: Full Bath: 2, Rating: GOOD, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: 1, Rating: GOOD, A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE

COMMENTS

Benjamin Brown house. Sec 14 acc apt. 11/18/2019 Reclassified from 101 to 109.

RESIDENTIAL GRID

Table with residential grid details: 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: 5 Baths: 2 HB 1

OTHER FEATURES

Table with other features: Kits: 1, Rating: VERY GOOD, A Kits: , Rating: , Frpl: 5, Rating: AVERAGE, WSFlue: 1, Rating: AVERAGE

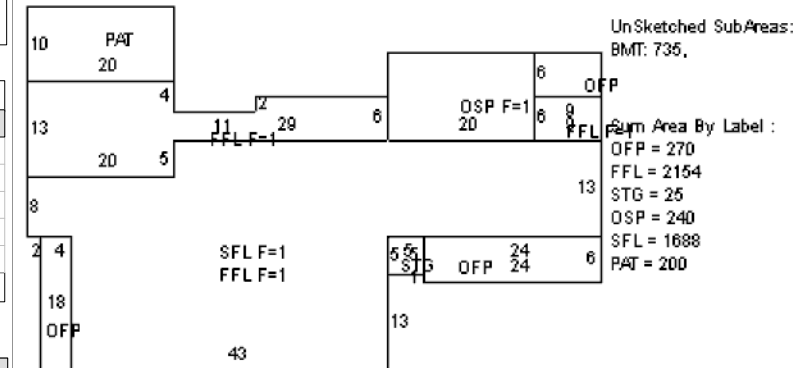
CONDO INFORMATION

Table with condo information: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name:

GENERAL INFORMATION

Table with general information: Grade: B - GOOD, Year Blt: 1703, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdict: , Fact: ., Const Mod: , Lump Sum Adj:

SKETCH



INTERIOR INFORMATION

Table with interior information: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: , Partition: T - TYPICAL, Prim Floors: 2 - SOFTWOOD, Sec Floors: , Bsmnt Flr: , Bsmnt Gar: , Electric: 3 - TYPICAL, Insulation: 2 - TYPICAL, Int vs Ext: S, Heat Fuel: 2 - GAS, Heat Type: 1 - FORCED H/A, # Heat Sys: 1, % Heated: 100, % AC: 100, Solar HW: NO, Central Vac: NO, % Com Wal: 0, % Sprinkled: 0

DEPRECIATION

Table with depreciation: Phys Cond: VG - Very Good, 17.%, Functional: , Economic: , Special: , Override: , Total: 17%

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: 1975

RES BREAKDOWN

Table with res breakdown: No Unit RMS BRS FL, 1 9 5 2, Totals 1 9 5

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ: 100.00, Size Adj.: 0.90616870, Const Adj.: 1.00979996, Adj \$ / SQ: 91.505, Other Features: 93345, Grade Factor: 1.40, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 662124, Depreciation: 112561, Depreciated Total: 549563

COMPARABLE SALES

Table with comparable sales: Rate Parcel ID Typ Date Sale Price, WtAv\$/SQ: , AvRate: , Ind.Val: 1106366.871, Juris. Factor: , Val/Su Fin: 143.05, Special Features: 0, Val/Su Net: 103.46, Final Total: 549600, Val/Su SzAd: 143.05

SUB AREA

Table with sub area details: Code Description Area - SQ Rate - AV Undepr Value, FFL 1ST FLOOR 2,154 91.500 197,102, SFL 2ND FLOOR 1,688 91.500 154,460, BMT BASEMENT 735 22.880 16,814, OFP OPEN PORCH 270 15.000 4,050, OSP SCR N PORCH 240 22.500 5,400, PAT PATIO 200 7.000 1,400, STG STORAGE 25 15.000 375, Net Sketched Area: 5,312 Total: 379,601, Size Ad 3842 Gross Area 5312 FinArea 3842

SUB AREA DETAIL

Table with sub area detail: Sub Area % Usbl Descrip % Type Qu # Ten

SPEC FEATURES/YARD ITEMS

Table with 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, 6 CARPORT D Y 1 18x24 A AV 2001 22.00 T 12 109 8,400 8,400

PARCEL ID

169 29 0

IMAGE

AssessPro Patriot Properties, Inc



06/17/2015

Summary table: More: N, Total Yard Items: 8,400, Total Special Features: , Total: 8,400