



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	KONDAVETI RUSSELL
Owner 2:	BALA KEERTHI
Owner 3:	
Street 1:	27 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

PREVIOUS OWNER

Owner 1:	KLOBUCHAR TR - JOHN A
Owner 2:	KLOBUCHAR TR - MARIBETH
Street 1:	27 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3912

NARRATIVE DESCRIPTION

This Parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily WOOD Exterior and MEMBRANE Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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 Infru	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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	203,200		1.900	641,900	845,100
Total Card		203,200	1.900	641,900	845,100
Total Parcel		203,200	1.900	641,900	845,100
Source: Market Adj Cost		Total Value per SQ unit /Card: 397.13		/Parcel: 397.13	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/08/17
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	200,200	0	1.9	665,900	866,100	866,100	Year End Roll	9/26/2019
2019	101	FV	198,700	0	1.9	648,300	847,000	847,000	Create Final value 2019	6/4/2019
2018	101	FV	61,000	0	1.9	648,300	709,300	709,300	Year End Roll	9/28/2017
2017	101	FV	59,500	0	1.9	641,900	701,400	701,400	Year End Roll	9/29/2016
2016	101	FV	59,100	0	1.9	623,500	682,600	682,600	Year End Roll	1/14/2016
2015	101	FV	57,700	0	1.9	577,100	634,800	634,800	Year End	10/2/2014
2014	101	FV	54,000	0	1.9	537,900	591,900	591,900	Year End Roll	1/23/2014
2013	101	FV	53,000	0	1.9	521,900	574,900	574,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
KLOBUCHAR TR,JO	70212-56		11/9/2017		864000	No	No	
KLOBUCHAR, JOHN	22391-448		9/14/1992	CONVENIENC	0	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
6/10/2013	5441	SHED		C				remove old shed
9/27/1999	1808	ROOF	17,000	C	4/17/2000			4/17/00 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS+INSPCTD	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
4/7/2001	M&L COMPLETE	610	
4/17/2000	MEAS/EXT INS	611	
10/24/1996	MEAS+INSPCTD	600	
11/10/1995	MEAS+INSPCTD	607	
3/20/1995	INSPECTED	600	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Table with exterior details: Type (9 - CONTEMPORARY), Sty Ht (1 - 1), (Liv) Units (1 Total: 1), Foundation (6 - SLAB), Frame (1 - WOOD), Prime Wall (26 - WOOD), Sec Wall, Roof Struct (1 - GABLE), Roof Cover (11 - MEMBRANE), Color, View / Desir.

GENERAL INFORMATION

Table with general info: Grade (C - AVERAGE), Year Blt (1957), Eff Yr Blt, Alt LUC, Alt %, Jurisdct, Fact, Const Mod, Lump Sum Adj.

INTERIOR INFORMATION

Table with interior details: Avg Ht/FL (STD), Prim Int Wal (4 - SOLID WOOD), Sec Int Wall, Partition (T - TYPICAL), Prim Floors (4 - CARPET), Sec Floors, Bsmnt Flr, Bsmnt Gar, Electric (3 - TYPICAL), Insulation (2 - TYPICAL), Int vs Ext (P), Heat Fuel (1 - OIL), Heat Type (1 - FORCED H/A), # Heat Sys (1), % Heated (50), % AC (100), Solar HW (NO), Central Vac (NO), % Com Wal (0), % Sprinkled (0).

SPEC FEATURES/YARD ITEMS

Table for Spec Features/Yard Items with columns: 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.

BATH FEATURES

Table with bath details: 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

Table with other features: Kits (1), Rating (AVERAGE), A Kits, Rating, Frpl (1), Rating (AVERAGE), WSFlue, Rating.

CONDO INFORMATION

Table with condo info: Location, Total Units, Floor (1 - 1ST FLOOR), % Own, Name.

DEPRECIATION

Table with depreciation: Phys Cond (AV - Average, 30%), Functional, Economic, Special, Override, Total (30.4%).

CALC SUMMARY

Table with calculation summary: Basic \$ / SQ (94.00), Size Adj (1.03195488), Const Adj (0.98940003), Adj \$ / SQ (95.976), Other Features (39415), Grade Factor (1.00), Neighborhood Inf (1.00000000), LUC Factor (1.00), Adj Total (292019), Depreciation (88774), Depreciated Total (203245).

COMMENTS

CORE HOUSE 2ND FURNACE OUTSIDE TO SUPPLEMENT ORIGINAL ONE ORIGINAL KITCHEN (METAL) + BATHS, ALL INT WALLS WOOD, NO WALLBRD, DARK.

RESIDENTIAL GRID

Table with 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: 4, Baths: 2, HB).

REMODELING

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

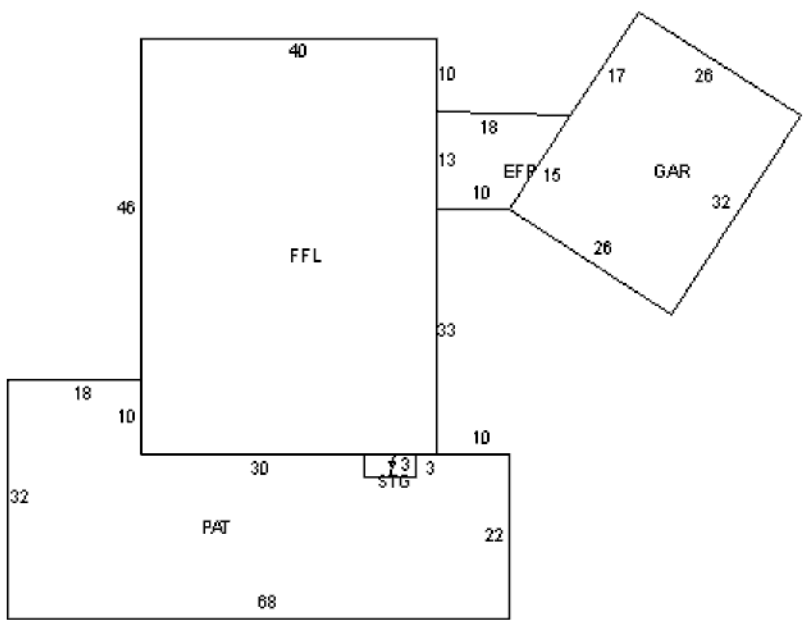
RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL. Totals: 1, 7, 4, 1.

COMPARABLE SALES

Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val (608850.3067), Juris. Factor, Val/Su Fin (95.49), Special Features (0), Val/Su Net (42.18), Final Total (203200), Val/Su SzAd (95.49).

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area (4,817), Total (252,604), Size Ad (2128), Gross Area (4929), FinArea (2128).

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

