



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LYTTON TR MEGHAN K
Owner 2:	MICHAEL LYTTON REVOC TRUST
Owner 3:	
Street 1:	48 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LYTTON - MICHAEL E
Owner 2:	-
Street 1:	48 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.32 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1953, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 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		0.483		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									14,490						14,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	911,400	3,900	2.320	654,500	1,569,800		
Total Card	911,400	3,900	2.320	654,500	1,569,800	Entered Lot Size	
Total Parcel	911,400	3,900	2.320	654,500	1,569,800	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 374.12		/Parcel: 374.12			Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	990,900	3900	2.32	678,500	1,673,300	1,673,300	Year End Roll	9/26/2019
2019	101	FV	1,038,900	400	2.32	660,900	1,700,200	1,700,200	Create Final value 2019	6/4/2019
2018	101	FV	1,038,900	400	2.32	660,900	1,700,200	1,700,200	Year End Roll	9/28/2017
2017	101	FV	975,200	400	2.32	654,500	1,630,100	1,630,100	Year End Roll	9/29/2016
2016	101	FV	960,200	400	2.32	636,100	1,596,700	1,596,700	Year End Roll	1/14/2016
2015	101	FV	937,100	400	2.32	589,700	1,527,200	1,527,200	Year End	10/2/2014
2014	101	FV	875,500	400	2.32	550,500	1,426,400	1,426,400	Year End Roll	1/23/2014
2013	101	FV	860,100	400	2.32	534,500	1,395,000	1,395,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYTTON, MICHAEL	72808-226		6/21/2019	FAMILY		0	No	No		
DECAPO THOMAS A	46535-144		11/23/2005		1799999		No	No		
APPIGNANI BARBA	26580-589		8/14/1996	CHD>SALE	425000		No	No		
TUNNELL, EST. O	24610-125		6/10/1994		380000		No	No		
	8077-584		5/19/1953				0	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/17/2019	R-19-0025	ROOF	23,992	C				Do roof maintenanc
10/15/2014	5940	WDK	46,000	C				
9/13/2002	2576	RENOVATI	85,000	C	6/17/2003			kitchen
8/12/1997	1250	ADDITION	350,000	C	6/13/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/6/2009	MEAS+INSPCTD	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
3/6/1999	MEAS+INSPCTD	602	
6/13/1998	MEAS+INSPCTD	602	
11/14/1995	MEAS+INSPCTD	607	
5/11/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9 - CONTEMPORARY
Sty Ht:	1 - 1
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	26 - WOOD
Sec Wall:	%
Roof Struct:	4 - FLAT
Roof Cover:	4 - TAR+GRAVEL
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	A+ - EXCELLENT
Year Blt:	1953
Alt LUC:	
Jurisdct:	
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal:	2 - PLASTER
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	3 - HARDWOOD
Sec Floors:	%
Bsmnt Flr:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	14 - HVAC
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal:	0 % Sprinkled 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	22x14	A	AV	2015	15.00	T	15	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Features:		Total:	3,900
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	EXCELLENT
A Kits:		Rating:	
Frpl:	3	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	23.0%
Functional:		
Economic:		
Special:		
Override:		
Total:		23.2%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.92306030
Const Adj.:	0.99806994
Adj \$ / SQ:	86.600
Other Features:	106719
Grade Factor:	2.40
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1186720
Depreciation:	275319
Depreciated Total:	911401

COMMENTS

INCLUDES 107-10 (.49 AC.)

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												
	RM:	10	BR:	5	Bath:	3	HB:	1				

REMODELING

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

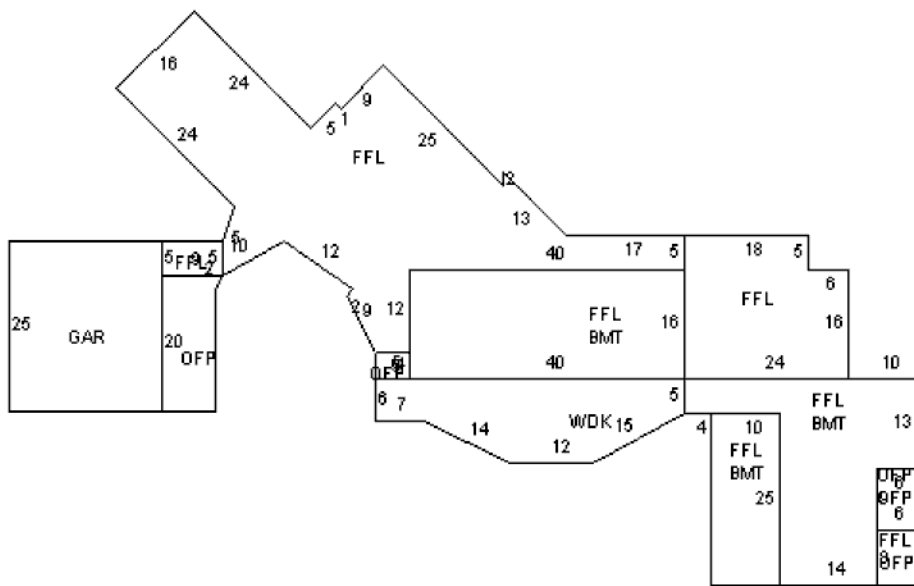
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1189700.000
Juris. Factor:		Val/Su Fin:		217.21
Special Features:	0	Val/Su Net:		146.25
Final Total:	911400	Val/Su SzAd:		262.88

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	1ST FLOOR	3,467	86.600	300,243
BMT	BASEMENT	1,458	37.890	55,240
GAR	GARAGE	550	36.000	19,800
WDK	WOOD DECK	420	17.640	7,410
OFF	OPEN PORCH	337	15.000	5,055
Net Sketched Area:		6,232	Total:	387,748
Size Ad	3467	Gross Area	6232	FinArea 4196

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	FLA	50	A	0

IMAGE

AssessPro Patriot Properties, Inc

