



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MOLDAVE PETER M
Owner 2:	MOLK LAUREL D
Owner 3:	
Street 1:	40 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3900 Type:

**PREVIOUS OWNER**

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

**NARRATIVE DESCRIPTION**

This Parcel contains 3.14 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1957, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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 Influ	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		0.653		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									19,590						19,600	
101	ONE FAM		0.65		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									3,900						3,900	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	319,400	400	3.140	663,500	983,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 304.62						/Parcel: 304.62	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	316,600	400	3.14	687,500	1,004,500	1,004,500	Year End Roll	9/26/2019
2019	101	FV	299,900	400	3.14	669,900	970,200	970,200	Create Final value 2019	6/4/2019
2018	101	FV	299,900	400	3.14	669,900	970,200	970,200	Year End Roll	9/28/2017
2017	101	FV	291,000	400	3.14	663,500	954,900	954,900	Year End Roll	9/29/2016
2016	101	FV	285,500	400	3.14	645,100	931,000	931,000	Year End Roll	1/14/2016
2015	101	FV	282,700	400	3.14	598,700	881,800	881,800	Year End	10/2/2014
2014	101	FV	263,200	400	3.14	559,500	823,100	823,100	Year End Roll	1/23/2014
2013	101	FV	257,600	400	3.14	543,500	801,500	801,500	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
PASTORIZA, RUTH	26489-212		7/12/1996		530000	No	No			
RICH HOWARD L	11678-536		5/19/1969		90000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
5/28/2019	R-19-0064	SOLAR PA	22,000	C	9/6/2019			Install 30 roof mo
3/28/1998	1364	SHED	1,100	C	6/4/1998			100% 6/4/98
7/9/1996	997-96	MANUAL		C	5/29/1997			DEM POOL

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/8/2017	ENTRY DENIED	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L COMPLETE	610	
6/4/1998	MEAS/EXT INS	602	
5/27/1997	MEAS/EXT INS	602	
1/11/1995	MEAS+INSPECTD	607	
12/13/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2 - 2
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	2 - CLAPBOARD
Sec Wall:	
Roof Struct:	2 - HIP
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

### GENERAL INFORMATION

Grade:	C+ - AVG. (+)		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	
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:	3 - FORCED H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	0
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

### BATH FEATURES

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

### OTHER FEATURES

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

### CONDO INFORMATION

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

### DEPRECIATION

Phys Cond:	GD - Good		22.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			22.4%

### CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.96276593
Const Adj.:	1.01999998
Adj \$ / SQ:	93.292
Other Features:	59250
Grade Factor:	1.12
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	411545
Depreciation:	92186
Depreciated Total:	319359

### COMMENTS

--	--	--	--	--

### 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:	4	Baths:	2	HB:	1			

### REMODELING

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

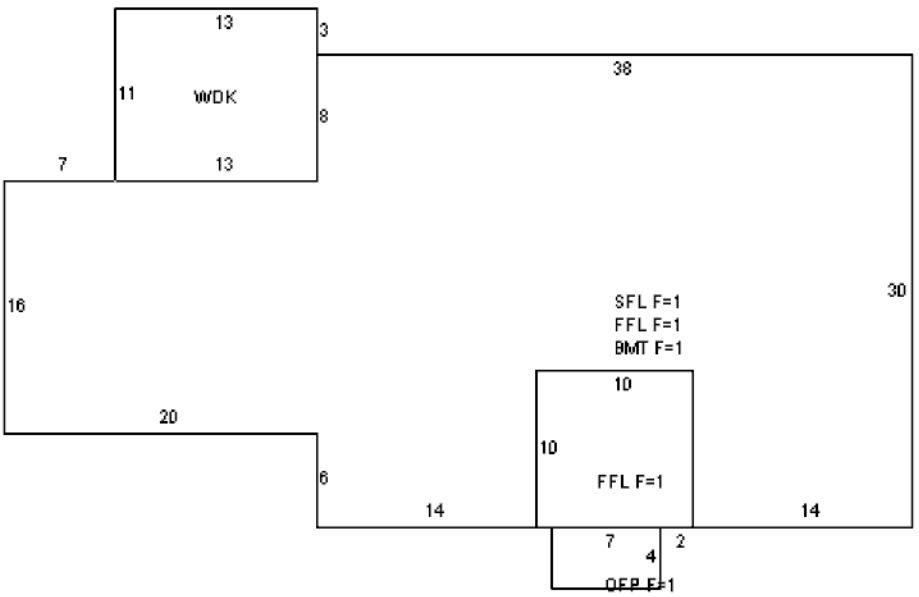
### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	4	
Totals			
1	10	4	

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

### SKETCH



### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,460	93.290	136,206	
BMT	BASEMENT	1,360	30.320	41,235	
SFL	2ND FLOOR	1,360	93.290	126,877	
WDK	WOOD DECK	143	24.220	3,463	
OFP	OPEN PORCH	28	15.000	420	
Net Sketched Area:		4,351	Total:	308,201	
Size Ad	2820	Gross Area	4351	FinArea	3228

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	30	A	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	6X8	A	AV	1998	15.00	T	40	101			400			400

### PARCEL ID

169 9 0

IMAGE

AssessPro Patriot Properties, Inc



More:	N	Total Yard Items:	400	Total Special Features:		Total:	400
-------	---	-------------------	-----	-------------------------	--	--------	-----