



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NOWAK MARTIN
Owner 2:	NOWAK URSULA
Owner 3:	
Street 1:	33 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

PREVIOUS OWNER

Owner 1:	TARTAGLIA NUNZIO A -
Owner 2:	TARTAGLIA HOLLACE A -
Street 1:	33 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3912

NARRATIVE DESCRIPTION

This Parcel contains 4. ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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		2.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									64,890						64,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	1,025,700	22,800	4.000	704,900	1,753,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 350.54						/Parcel: 350.54	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	1,057,200	22800	4.	728,900	1,808,900	1,808,900	Year End Roll	9/26/2019
2019	101	FV	1,072,400	15300	4.	711,300	1,799,000	1,799,000	Create Final value 2019	6/4/2019
2018	101	FV	1,072,400	15300	4.	711,300	1,799,000	1,799,000	Year End Roll	9/28/2017
2017	101	FV	961,300	15300	4.	704,900	1,681,500	1,681,500	Year End Roll	9/29/2016
2016	101	FV	930,100	15300	4.	686,500	1,631,900	1,631,900	Year End Roll	1/14/2016
2015	101	FV	906,700	15300	4.	640,100	1,562,100	1,562,100	Year End	10/2/2014
2014	101	FV	844,200	15300	4.	600,900	1,460,400	1,460,400	Year End Roll	1/23/2014
2013	101	FV	828,600	15300	4.	584,900	1,428,800	1,428,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TARTAGLIA NUNZI	37145-59		11/22/2002		1575000	No	No			
ROGERS DIANA V	22155-474		6/25/1992		930000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/17/2012	5200	SOLAR PA	22,000	C				install roof mount
6/5/2012	5055	ROOF		C				strip & re-roof ho

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/6/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
8/18/2001	M&L EXTERIOR	615	
11/10/1995	MEAS+INSPCTD	607	
6/29/1994	FIELDREV CHG	600	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	9	- CONTEMPORARY
Sty Ht:	2	- 2
(Liv) Units:	1	Total: 1
Foundation:	1	- CONCRETE
Frame:	1	- WOOD
Prime Wall:	26	- WOOD
Sec Wall:	8	- BRICK VEN 25%
Roof Struct:	1	- GABLE
Roof Cover:	1	- ASPHALT
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	A	- VERY GOOD	
Year Blt:	1986	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact.:	
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1	- DRYWALL	
Sec Int Wall:		%	
Partition:	T	- TYPICAL	
Prim Floors:	4	- CARPET	
Sec Floors:	6	- CERAMIC T 50%	
Bsmnt Flr:			
Bsmnt Gar:			
Electric:	3	- TYPICAL	
Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	3	- FORCED H/W	
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

INTERIOR INFORMATION

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Sec Int Wall:		%	
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Insulation:	2	- TYPICAL	
Int vs Ext:	S		
Heat Fuel:	2	- GAS	
Heat Type:	3	- FORCED H/W	
# 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
12	POOL I-G	D	Y	1	700	G	GD	1988	27.50	T	45	101			10,600			10,600
24	BTHS-IMP	D	Y	1	288	G	GD	1988	20.65	T	21	101			4,700			4,700
96	WHIRL PL	D	S	1	1	G	GD	1988	3,125.00	B	13.2	101			2,700			2,700
19	PATIO	D	Y	1	30x30	A	AV	2015	7.00	T	15	101			5,400			5,400
19	PATIO	D	Y	1	35x10	A	AV	2015	7.00	T	15	101			2,100			2,100

More:	N	Total Yard Items:	22,800	Total Special Features:	2,700	Total:	25,500
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BATH FEATURES

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

OTHER FEATURES

Kits:	1	Rating:	VERY 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	13.0%
Functional:			
Economic:			
Special:			
Override:			
Total:			13.2%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.87760526
Const Adj.:	1.03275001
Adj \$ / SQ:	85.197
Other Features:	109751
Grade Factor:	2.10
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	1178565
Depreciation:	155571
Depreciated Total:	1022994

COMMENTS

INCLUDES 110-1.05(.18AC) BATH HSE=POOL HSE 12X24 .

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RM: 8	BR: 3	Bath: 4 HB: 1

REMODELING

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

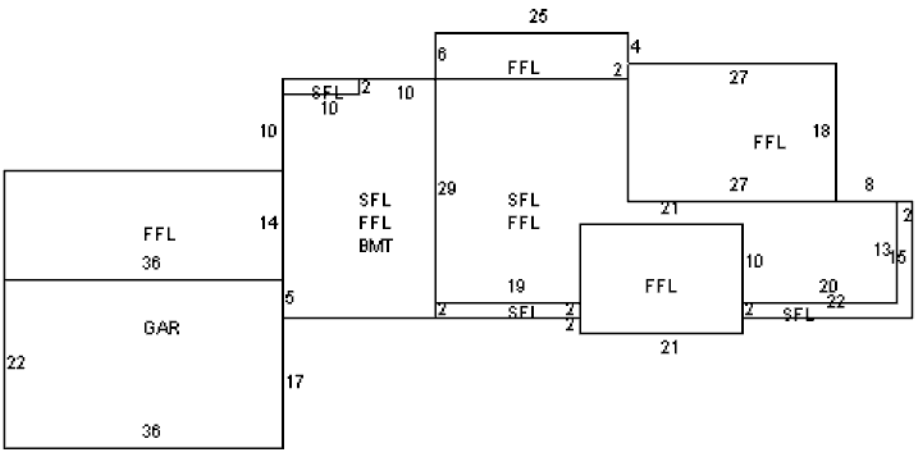
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	1
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:				1545839.400
AvRate:				
Ind.Val:				
Juris. Factor:		Val/Su Fin:		205.06
Special Features:	2700	Val/Su Net:		168.31
Final Total:	1025700	Val/Su SzAd:		218.14

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	3,004	85.200	255,931	
SFL	2ND FLOOR	1,698	85.200	144,664	
GAR	GARAGE	792	36.000	28,512	
BMT	BASEMENT	600	37.270	22,364	
Net Sketched Area:		6,094	Total:	451,471	
Size Ad	4702	Gross Area	6094	FinArea	5002

SUB AREA DETAIL

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

IMAGE

AssessPro Patriot Properties, Inc

