



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DAVIS TR SHERMAN P
Owner 2:	DAVIS PHYLLIS M
Owner 3:	DAVIS MARTHA S
Street 1:	47 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-3906 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1977, Having Primarily WOOD SHING Exterior and ASPHALT 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:				Topo		
D				s	Street 1	PAVED
t				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
101	ONE FAM		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,590						1,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	146,700		1.890	641,600	788,300		0
							GIS Ref
							GIS Ref
							Insp Date
							05/08/17
Total Card	146,700		1.890	641,600	788,300	Entered Lot Size	
Total Parcel	146,700		1.890	641,600	788,300	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 570.98		/Parcel: 570.98			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	130,300	0	1.89	665,600	795,900	795,900	Year End Roll	9/26/2019
2019	101	FV	126,500	0	1.89	648,000	774,500	774,500	Create Final value 2019	6/4/2019
2018	101	FV	126,500	0	1.89	648,000	774,500	774,500	Year End Roll	9/28/2017
2017	101	FV	124,000	0	1.89	641,600	765,600	765,600	Year End Roll	9/29/2016
2016	101	FV	124,000	0	1.89	623,200	747,200	747,200	Year End Roll	1/14/2016
2015	101	FV	118,900	0	1.89	576,800	695,700	695,700	Year End	10/2/2014
2014	101	FV	117,600	0	1.89	537,600	655,200	655,200	Year End Roll	1/23/2014
2013	101	FV	115,100	0	1.89	521,600	636,700	636,700	Year End Roll	10/25/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS SHERMAN	20884-472		11/28/1990	FAMILY		0 No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L COMPLETE	613	
11/14/1995	MEAS+INSPCTD	607	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

### EXTERIOR INFORMATION

Type:	5	-	CAPE
Sty Ht:	1H	-	1H
(Liv) Units:	1	Total:	1
Foundation:	1	-	CONCRETE
Frame:	1	-	WOOD
Prime Wall:	1	-	WOOD SHING
Sec Wall:			%
Roof Struct:	1	-	GABLE
Roof Cover:	1	-	ASPHALT
Color:			
View / Desir:			

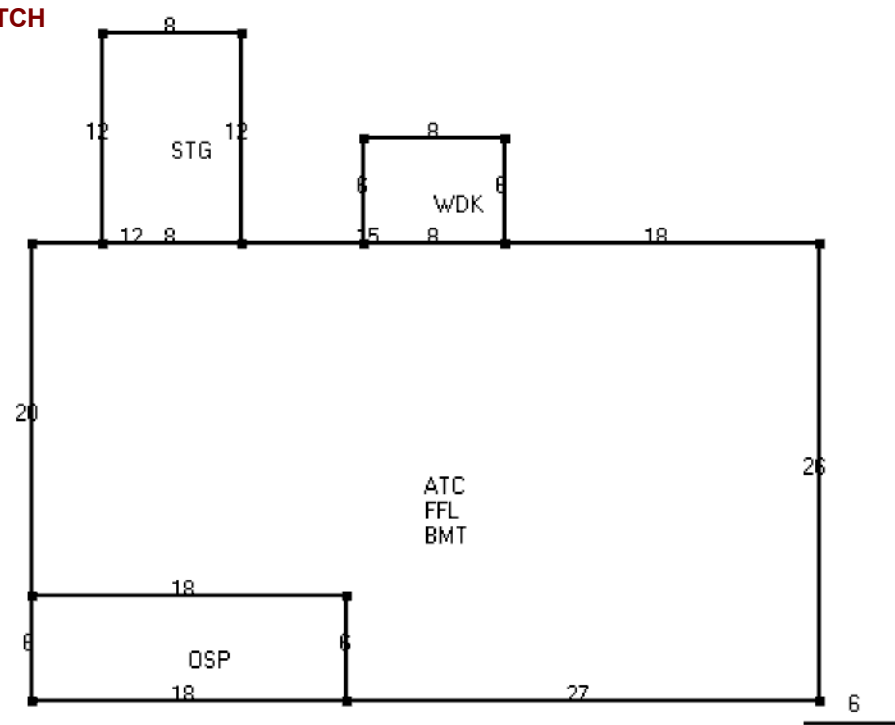
### BATH FEATURES

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

### COMMENTS

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### SKETCH



### GENERAL INFORMATION

Grade:	D+	-	FAIR (+)
Year Blt:	1977	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdct:		Fact:	
Const Mod:			
Lump Sum Adj:			

### OTHER FEATURES

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

### CONDO INFORMATION

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

### 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

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

### RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	1

### INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
Sec Int Wall:		%	
Partition:	T - TYPICAL		
Prim Floors:	4 - CARPET		
Sec Floors:	3 - HARDWOOD	50%	
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

### DEPRECIATION

Phys Cond:	AV - Average	23%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		23.8%

### CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	1.31497169
Const Adj.:	1.00999999
Adj \$ / SQ:	126.172
Other Features:	40000
Grade Factor:	0.76
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	192573
Depreciation:	45832
Depreciated Total:	146740

### COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:	Ind.Val	667770.7753
Juris. Factor:		Val/Su Fin:	106.23	
Special Features:	0	Val/Su Net:	54.43	
Final Total:	146700	Val/Su SzAd	138.14	

### SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
BMT	BASEMENT	1,062	31.540	33,499	
FFL	1ST FLOOR	1,062	126.170	133,994	
ATC	ATTIC	319	126.170	40,198	
OSP	SCRN PORCH	108	22.500	2,430	
STG	STORAGE	96	15.000	1,440	
WDK	WOOD DECK	48	38.000	1,824	
Net Sketched Area:		2,695	Total:	213,385	
Size Ad	1062	Gross Area	3438	FinArea	1381

### SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

### 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	

### PARCEL ID

169 18 0

### IMAGE



AssessPro Patriot Properties, Inc

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