

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MATTES SARA A
Owner 2:	RITZ JEROME
Owner 3:	
Street 1:	71 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1979, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 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		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									690						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	575,200	5,500	1.860	640,700	1,221,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 295.11						/Parcel: 295.11	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	565,200	5500	1.86	664,700	1,235,400	1,235,400	Year End Roll	9/26/2019
2019	101	FV	535,600	5500	1.86	647,100	1,188,200	1,188,200	Create Final value 2019	6/4/2019
2018	101	FV	535,600	5500	1.86	647,100	1,188,200	1,188,200	Year End Roll	9/28/2017
2017	101	FV	526,000	5500	1.86	640,700	1,172,200	1,172,200	Year End Roll	9/29/2016
2016	101	FV	510,900	5500	1.86	622,300	1,138,700	1,138,700	Year End Roll	1/14/2016
2015	101	FV	496,800	5500	1.86	575,900	1,078,200	1,078,200	Year End	10/2/2014
2014	101	FV	459,000	5500	1.86	536,700	1,001,200	1,001,200	Year End Roll	1/23/2014
2013	101	FV	449,500	5500	1.86	520,700	975,700	975,700	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVY EDGAR	13493-588		7/19/1978		52000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/13/2016	6555	SIDING	50	C				Replace damaged si
12/15/2012	5263	ROOF	13,200	C				strip & re-roof 90
11/9/2012	5228	SOLAR PA	34,000	C				install roof mount
11/14/2002	2616	MANUAL	1,500	C	6/27/2003			cut in new window,

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS+INSPCTD	622	K Cuoco
10/6/2009	MEAS+INSPCTD	25	D ERSKINE
6/27/2003	MEAS/EXT INS	615	
11/18/2000	M&L EXTERIOR	610	
11/17/1995	MEAS+INSPCTD	607	
2/22/1995	MEAS/EXT INS	601	
1/7/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



PRINT
Date Time
10/22/20 14:51:44
LAST REV
Date Time
10/31/18 13:50:40
apro
287

USER DEFINED
Prior Id # 1: 110 16 0
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
Prior Id # 1:
Prior Id # 2:
Prior Id # 3:
ASR Map:
Fact Dist:
Reval Dist:
Year:
LandReason:
BldReason:

EXTERIOR INFORMATION

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

BATH FEATURES

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

COMMENTS

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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	9	BR	3	Baths:	3	HB					

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1979	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:	1	Rating:	AVERAGE

CONDO INFORMATION

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

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	3	1
Totals			
1	9	3	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal:	1 - DRYWALL		
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:	10 - PROPANE		
Heat Type:	1 - FORCED H/A		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal	0	% Sprinkled	0

DEPRECIATION

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

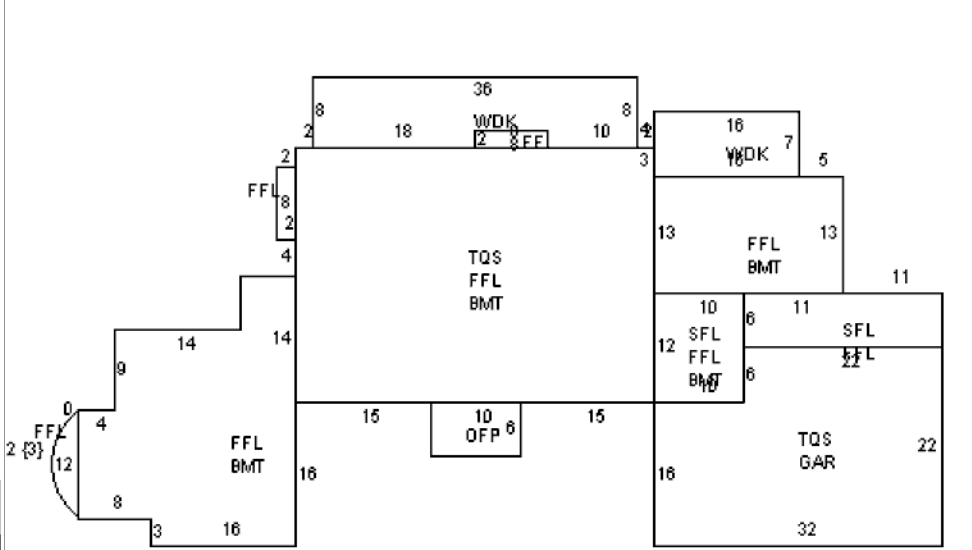
CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	0.90669888
Const Adj.:	1.01999998
Adj \$ / SQ:	86.934
Other Features:	51449
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	747060
Depreciation:	171824
Depreciated Total:	575237

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price	
WtAv\$/SQ:		AvRate:		Ind.Val	1035371.881
Juris. Factor:		Val/Su Fin:		138.97	
Special Features:	0	Val/Su Net:		82.38	
Final Total:	575200	Val/Su SzAd:		150.22	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	2,254	86.930	195,950	
BMT	BASEMENT	2,065	24.990	51,612	
TQS	3/4 STORY	1,323	86.930	115,014	
GAR	GARAGE	644	36.000	23,184	
WDK	WOOD DECK	384	17.960	6,897	
SFL	2ND FLOOR	252	86.930	21,907	
OPF	OPEN PORCH	60	15.000	900	
Net Sketched Area:		6,982	Total:	415,464	
Size Ad	3829	Gross Area	7423	FinArea	4139

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	15	G	

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
37	STABLE	D	Y	1	360	G	GD	1986	20.00	T	23	101			5,500			5,500

PARCEL ID 182 29 0

IMAGE



AssessPro Patriot Properties, Inc

More:	N	Total Yard Items:	5,500	Total Special Features:		Total:	5,500
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