



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALLISON GEOFFREY P
Owner 2:	ALLISON LESLEY M
Owner 3:	
Street 1:	75 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 3.11 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1935, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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 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		1.273		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									38,190						38,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	489,000	9,100	3.110	678,200	1,176,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 291.16						/Parcel: 291.16	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	484,800	9100	3.11	702,200	1,196,100	1,196,100	Year End Roll	9/26/2019
2019	101	FV	439,300	9100	3.11	684,600	1,133,000	1,133,000	Create Final value 2019	6/4/2019
2018	101	FV	439,300	9100	3.11	684,600	1,133,000	1,133,000	Year End Roll	9/28/2017
2017	101	FV	423,100	7800	3.11	678,200	1,109,100	1,109,100	Year End Roll	9/29/2016
2016	101	FV	407,000	7800	3.11	659,800	1,074,600	1,074,600	Year End Roll	1/14/2016
2015	101	FV	403,000	7800	3.11	613,400	1,024,200	1,024,200	Year End	10/2/2014
2014	101	FV	375,500	7800	3.11	574,200	957,500	957,500	Year End Roll	1/23/2014
2013	101	FV	367,600	7800	3.11	558,200	933,600	933,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GEORGE + RUTH B	19562-139		12/29/1988	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/2020	R-20-0114	SHED	4,900	O				install shed
6/4/2019	R-19-0072	ROOF	8,800	C				Strip & re-roof dw
5/14/2019	R-19-0054	SOLAR PA	25,000	C				Installation of 36
10/13/2011	4888	RENOVATI	2,869	C	3/5/2012			add exterior door;
10/3/2008	4061	MANUAL		C				install a wood pel
2/19/1999	1631	KITCHEN	12,000	C	6/5/1999			
11/20/1998	1587	MANUAL		C	6/5/1999			pellet stove

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
6/5/1999	MEAS+INSPCTD	602	
12/6/1995	MEAS/EXT INS	607	
5/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION

Type:	6 - COLONIAL
Sty Ht:	2A - 2A
(Liv) Units:	1 Total: 1
Foundation:	2 - CONC BLOCK
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	B+ - GOOD (+)		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		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:	5 - LINO/VINYL 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:	Yes	Central Vac:	NO
% Com Wal:	0	% Sprinkled:	0

INTERIOR INFORMATION

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Heat Fuel:	1 - OIL		
Heat Type:	3 - FORCED H/W		
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% Heated:	100	% AC:	0
Solar HW:	Yes	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
4	GARAGE/L	D	Y		1 590	A	AV	1970	28.00	T	58.5	101			6,900			6,900
2	SHED/FR	D	Y		1 80	A	AV	1970	15.00	T	70	101			400			400
2	SHED/FR	D	Y		1 8X12	A	AV	1970	15.00	T	70	101			400			400
2	SHED/FR	D	Y		1 10X10	A	GD	2017	15.00	T	10	101			1,400			1,400

More:	N		
Total Yard Items:	9,100	Total Special Features:	

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

OTHER FEATURES

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

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	GD - Good	26%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26%

CALC SUMMARY

Basic \$ / SQ:	95.00
Size Adj.:	0.89851487
Const Adj.:	0.98505002
Adj \$ / SQ:	84.083
Other Features:	61750
Grade Factor:	1.60
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	660804
Depreciation:	171809
Depreciated Total:	488995

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	RMs:	9	BRs:	4	Baths:	3	HB					

REMODELING

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

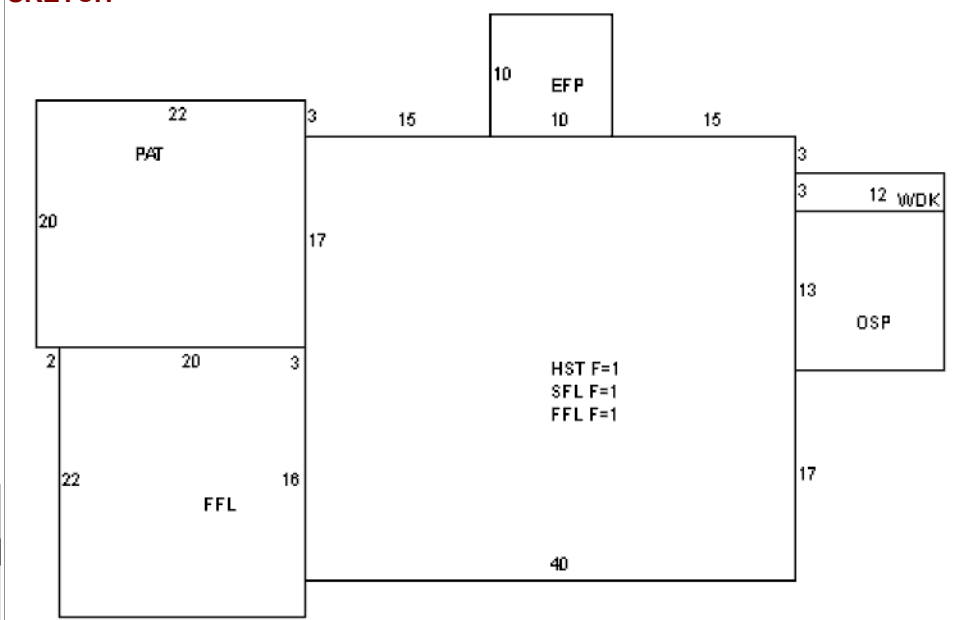
RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	2
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 1046624.497
Juris. Factor:		Val/Su Fin:		121.04
Special Features:	0	Val/Su Net:		102.47
Final Total:	489000	Val/Su SzAd:		121.04

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,880	84.080	158,076	
SFL	2ND FLOOR	1,440	84.080	121,079	
HST	HALF STORY	720	84.080	60,540	
PAT	PATIO	440	7.000	3,080	
OSP	SCRN PORCH	156	22.500	3,510	
EFP	ENCL PORCH	100	36.000	3,600	
WDK	WOOD DECK	36	38.000	1,368	
Net Sketched Area:		4,772	Total:	351,253	
Size Ad	4040	Gross Area	5492	FinArea	4040

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc



PARCEL ID

182 28 0

Appr Value	JCod	JFact	Juris. Value

More:	N		
Total Yard Items:	9,100	Total Special Features:	

Total:	9,100
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