



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR SHERMAN P
Owner 2:	DAVIS TR PHYLLIS M
Owner 3:	THREE HOUSES REALTY TRUST
Street 1:	47 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 MULT HS with a(n) CONVENT'NL Building Built about 1900, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 0 HalfBaths, 0 3/4 Baths, 5 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
109	MULT HS		0		NO UNITS	NOLAND		0	0.	0.000	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
109	130,500		0.000		130,500		0
							GIS Ref
							GIS Ref
							Insp Date
							11/25/00
							Parcel ID
							182 27 0
Total Card	130,500		0.000		130,500	Entered Lot Size	
Total Parcel	379,900	3,500	1.860	640,700	1,024,100	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card: 142.62			/Parcel: 328.24	Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes

BUILDING PERMITS

ACTIVITY INFORMATION

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment	Date	Result	By	Name
10/28/2015	6265	MANUAL	450	C	5/31/2016			Sheet metal work f	6/10/2018	FIELDREV CHG	622	K Cuoco
9/21/2015	6229	RENOVATI	3,000	C	5/9/2016			Amend permit #6208	5/4/2017	PERMIT VISIT	618	G BOURGAULT
8/25/2015	6208	RENOVATI	165,000	C	5/9/2016			Amend permit 6127	11/25/2000	M&L COMPLETE	610	
6/24/2015	6127	RENOVATI	3,000	C	6/24/2016			Re-roof, repair te	7/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

Total AC/HA: 0.00000	Total SF/SM: 0.00	Parcel LUC: 109	MULT HS	Prime NB Desc	RES CAT 4	Total:	Spl Credit	Total:
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EXTERIOR INFORMATION

Table with exterior details: Type: 22 - CONVENT'NL, Sty Ht: 1T - 1T, (Liv) Units: 1, Total: 3, Foundation: 3 - BRK OR STN, Frame: 1 - WOOD, Prime Wall: 1 - WOOD SHING, Sec Wall: %, Roof Struct: 1 - GABLE, Roof Cover: 1 - ASPHALT, Color: , View / Desir: .

BATH FEATURES

Table with bath details: Full Bath: 1, Rating: AVERAGE, A Bath: , Rating: , 3/4 Bath: , Rating: , A 3QBth: , Rating: , 1/2 Bath: , Rating: , A HBth: , Rating: , OthrFix: 1, Rating: AVERAGE.

COMMENTS

3 HOUSES ON 1 LOT REMOD 1986 .

OTHER FEATURES

Table with other features: Kits: 1, Rating: GOOD, A Kits: , Rating: , Frpl: , Rating: , WSFlue: 1, Rating: AVERAGE.

RESIDENTIAL GRID

Table with residential grid details: 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: 5, BRs: 3, Baths: 1, HB.

GENERAL INFORMATION

Table with general info: Grade: C+ - AVG. (+), Year Blt: 1900, Eff Yr Blt: , Alt LUC: , Alt %: , Jurisdct: , Fact: , Const Mod: , Lump Sum Adj: .

CONDO INFORMATION

Table with condo info: Location: , Total Units: , Floor: 1 - 1ST FLOOR, % Own: , Name: .

REMODELING

Table with remodeling details: Exterior: , Interior: , Additions: , Kitchen: , Baths: , Plumbing: , Electric: , Heating: , General: .

RES BREAKDOWN

Table with res breakdown: No Unit, RMS, BRS, FL, 1, 5, 3, 2, Totals 1, 5, 3.

INTERIOR INFORMATION

Table with interior info: Avg Ht/FL: STD, Prim Int Wal: 2 - PLASTER, Sec Int Wall: %, Partition: T - TYPICAL, Prim Floors: 2 - SOFTWOOD, Sec Floors: 5 - LINO/VINYL, 50%.

DEPRECIATION

Table with depreciation: Phys Cond: AV - Average, 34%, Functional: %, Economic: %, Special: %, Override: , Total: 34%.

CALC SUMMARY

Table with calc summary: Basic \$ / SQ: 95.00, Size Adj.: 1.40573764, Const Adj.: 0.99495000, Adj \$ / SQ: 132.871, Other Features: 36750, Grade Factor: 1.12, Neighborhood Inf: 1.00000000, LUC Factor: 1.00, Adj Total: 197742, Depreciation: 67232, Depreciated Total: 130510.

COMPARABLE SALES

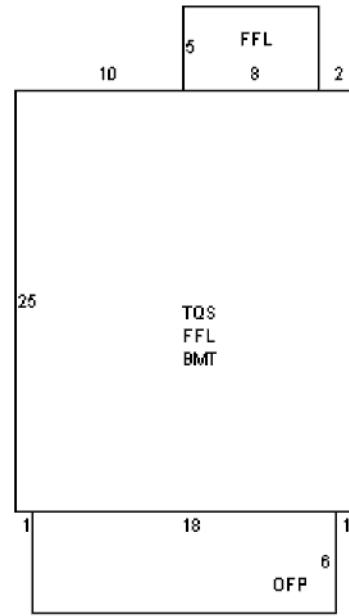
Table with comparable sales: Rate, Parcel ID, Typ, Date, Sale Price, WtAv\$/SQ, AvRate, Ind.Val, Juris. Factor, Val/Su Fin: 142.62, Special Features: 0, Val/Su Net: 85.69, Final Total: 130500, Val/Su SzAd: 142.62.

SPEC FEATURES/YARD ITEMS

Table with 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.

Summary row: More: N, Total Yard Items: , Total Special Features: , Total: .

SKETCH



SUB AREA

Table with sub area details: Code, Description, Area - SQ, Rate - AV, Undepr Value, Net Sketched Area: 1,523, Total: 139,805, Size Ad: 915, Gross Area: 1648, FinArea: 915.

SUB AREA DETAIL

Table with sub area detail: Sub Area, % Usbl, Descrip, % Type, Qu, # Ten.

IMAGE



AssessPro Patriot Properties, Inc