



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LITTLE JOHN DC
Owner 2:	
Owner 3:	
Street 1:	37 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 2.63 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1957, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 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:				Topo		
D				Street	1	PAVED
s				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		0.793		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									23,790						23,800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	228,000	6,300	2.630	663,800	898,100		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 395.99						/Parcel: 395.99	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	223,900	6300	2.63	687,800	918,000	918,000	Year End Roll	9/26/2019
2019	101	FV	221,800	6300	2.63	670,200	898,300	898,300	Create Final value 2019	6/4/2019
2018	101	FV	221,800	6300	2.63	670,200	898,300	898,300	Year End Roll	9/28/2017
2017	101	FV	213,500	6300	2.63	663,800	883,600	883,600	Year End Roll	9/29/2016
2016	101	FV	211,500	6300	2.63	645,400	863,200	863,200	Year End Roll	1/14/2016
2015	101	FV	205,500	6300	2.63	599,000	810,800	810,800	Year End	10/2/2014
2014	101	FV	189,500	6300	2.63	559,800	755,600	755,600	Year End Roll	1/23/2014
2013	101	FV	185,500	6300	2.63	543,800	735,600	735,600	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	10368-509		9/19/1963		42500	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/1/2011	4674	MANUAL		C				install a wood bur
9/21/2000	2087	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
3/17/2001	M&L COMPLETE	610	
11/14/1995	MEAS+INSPCTD	607	
11/1/1988	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:	2	- CLAPBOARD
Sec Wall:		%
Roof Struct:	4	- FLAT
Roof Cover:	4	- TAR+GRAVEL
Color:		
View / Desir:		

GENERAL INFORMATION

Grade:	C	- AVERAGE	
Year Blt:	1957	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:	5	- LINO/VINYL
Sec Floors:		%
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:	0
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
2	SHED/FR	D	Y	1	240	A	AV	1976	15.00	T	70	101			1,100			1,100
6	CARPORT	D	Y	1	594	A	AV	1957	22.00	T	60	101			5,200			5,200

More: N

Total Yard Items: 6,300

Total Special Features:

Total: 6,300

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:	AVERAGE
A Kits:		Rating:	
FrpI:	1	Rating:	AVERAGE
WSFlue:	1	Rating:	AVERAGE

CONDO INFORMATION

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

DEPRECIATION

Phys Cond:	AV	- Average	30.0%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:			30.4%

CALC SUMMARY

Basic \$ / SQ:	94.00
Size Adj.:	1.21082950
Const Adj.:	0.94050002
Adj \$ / SQ:	107.046
Other Features:	47500
Grade Factor:	1.00
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	327587
Depreciation:	99587
Depreciated Total:	228001

COMMENTS

INCL. 110-1.04(.86AC) BK.15233 PG.425 9/23/83

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:	8	BR:	3	Baths:	3	HB					

REMODELING

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

RES BREAKDOWN

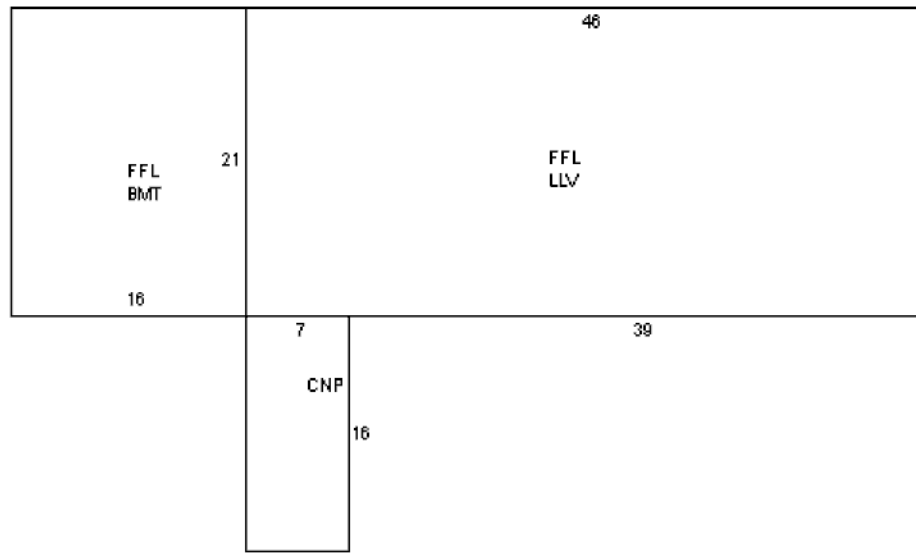
No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val 751338.1930
Juris. Factor:		Val/Su Fin:	100.53	
Special Features:	0	Val/Su Net:	83.95	
Final Total:	228000	Val/Su SzAd:	175.12	

PARCEL ID

169 23 0

SKETCH**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	
FFL	1ST FLOOR	1,302	107.050	139,374	
LLV	LOWR LEVEL	966	133.810	129,258	
BMT	BASEMENT	336	26.760	8,992	
CNP	CANOPY	112	22.000	2,464	
Net Sketched Area:		2,716	Total:	280,088	
Size Ad	1302	Gross Area	2716	FinArea	2268

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
LLV	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

