

Town Of Lincoln



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MAHONEY JOHN D
Owner 2:	MAHONEY ELEANOR D
Owner 3:	
Street 1:	54 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 4.011 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1959, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 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:				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	8.08	1.000	R4									646,400						646,400	
101	ONE FAM		0.238		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									7,140						7,100	
101	ONE FAM		1.936		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									11,616						11,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	242,600	2,500	4.011	665,100	910,200		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 406.43						/Parcel: 406.43	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	242,600	2500	4.011	665,100	910,200	910,200	Year End Roll	9/28/2017
2017	101	FV	242,600	0	4.011	658,700	901,300	901,300	Year End Roll	9/29/2016
2016	101	FV	240,100	0	4.011	640,300	880,400	880,400	Year End Roll	1/14/2016
2015	101	FV	230,000	0	4.011	593,900	823,900	823,900	Year End	10/2/2014
2014	101	FV	227,500	0	4.011	554,700	782,200	782,200	Year End Roll	1/23/2014
2013	101	FV	222,500	0	4.011	538,700	761,200	761,200	Year End Roll	10/25/2012
2012	101	FV	237,200	0	4.011	558,700	795,900	795,900	Year End	1/26/2012
2011	101	FV	242,600	0	4.011	577,100	819,700	819,700	Year End	2/10/2011

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DUANE JEROME	11931-13		12/19/1970		80000	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+INSPCTD	4	JG
7/10/2008	MEAS+INSPCTD	25	D ERSKINE
8/18/2001	M&L COMPLETE	615	D VELUTTI
11/14/1995	MEAS+INSPCTD	607	D KEARLY
2/22/1995	MEAS/EXT INS	601	PAUL MARSH
7/1/1989	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

