

Map Lot Sublot Building Unit Town Of Lincoln



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DAVIS TR SHERMAN P
Owner 2:	DAVIS TR PHYLLIS M
Owner 3:	FARMS END 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:	DAVIS SHERMAN P -
Owner 2:	DAVIS PHYLLIS M -
Street 1:	47 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

**NARRATIVE DESCRIPTION**

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 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:						
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		52271.4		SQUARE FE	PRIME SITE		0	8.08	1.371	R4									579,186						579,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	136,800	9,500	1.200	579,200	725,500		0				
							GIS Ref				
							GIS Ref				
Total Card					136,800	9,500	1.200	579,200	725,500	Entered Lot Size	
Total Parcel					136,800	9,500	1.200	579,200	725,500	Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card:		470.49	/Parcel:	470.49	Land Unit Type:			

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	101	FV	136,800	9500	1.2	579,200	725,500	725,500	Year End Roll	9/28/2017
2017	101	FV	135,600	5900	1.2	573,500	715,000	715,000	Year End Roll	9/29/2016
2016	101	FV	134,200	5900	1.2	557,000	697,100	697,100	Year End Roll	1/14/2016
2015	101	FV	131,300	5900	1.2	515,400	652,600	652,600	Year End	10/2/2014
2014	101	FV	125,500	5900	1.2	480,300	611,700	611,700	Year End Roll	1/23/2014
2013	101	FV	122,600	5900	1.16	462,500	591,000	591,000	Year End Roll	10/25/2012
2012	101	FV	122,600	5900	1.16	480,300	608,800	608,800	Year End	1/26/2012
2011	101	FV	127,000	5900	1.16	496,700	629,600	629,600	Year End	2/10/2011

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS SHERMAN P	28059-140		1/8/1998	CONVENIENC		1	No	No		
	9536-186		1/19/1960			0	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/EXT INS	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L COMPLETE	615	D VELUTTI
11/14/1995	MEAS+INSPECTD	607	D KEARLY
9/1/1992	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

