



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR SHERMAN P
Owner 2:	DAVIS PHYLLIS M
Owner 3:	DAVIS MARTHA S
Street 1:	47 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-3906 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1977, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:				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		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,590						1,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct		
101	126,500		1.890	648,000	774,500		0		
							GIS Ref		
							GIS Ref		
Total Card					126,500	1.890	648,000	774,500	Entered Lot Size
Total Parcel					126,500	1.890	648,000	774,500	Total Land:
Source: Market Adj Cost			Total Value per SQ unit /Card: 560.99		/Parcel: 560.99		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	126,500	0	1.89	648,000	774,500	774,500	Year End Roll	9/28/2017
2017	101	FV	124,000	0	1.89	641,600	765,600	765,600	Year End Roll	9/29/2016
2016	101	FV	124,000	0	1.89	623,200	747,200	747,200	Year End Roll	1/14/2016
2015	101	FV	118,900	0	1.89	576,800	695,700	695,700	Year End	10/2/2014
2014	101	FV	117,600	0	1.89	537,600	655,200	655,200	Year End Roll	1/23/2014
2013	101	FV	115,100	0	1.89	521,600	636,700	636,700	Year End Roll	10/25/2012
2012	101	FV	115,100	0	1.89	541,600	656,700	656,700	Year End	1/26/2012
2011	101	FV	117,600	0	1.89	560,000	677,600	677,600	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	20884-472		11/28/1990	FAMILY		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	613	M COLE
11/14/1995	MEAS+INSPCTD	607	D KEARLY
12/1/1987	INSPECTED	601	PAUL MARSH

Sign: VERIFICATION OF VISIT NOT DATA

