181	7	0			1 of 1
Map	Lot	Sublot	Building	Unit	CARD

TOTAL ASSESSED: 656,400
!284!

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR PHYLLIS M				
Owner 2:	DAVIS TR MARTHA S				
Owner 3:	PEACH ORCHARD REALTY TRUST				
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:	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 2.17 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descrip
Z	R1	Residential	100	U		
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	4	MEDIUM

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
130			2.170	656,400	656,400
Total Card			2.170	656,400	656,400
Total Parcel			2.170	656,400	656,400

Source: Market Adj Cost | Total Value per SQ unit /Card: N/A | /Parcel: N/A

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	0
GIS Ref	
GIS Ref	
Insp Date	

PREVIOUS ASSESSMENT

Parcel ID 181 7 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	130	FV		0	2.17	656,400	656,400	656,400	Year End Roll	9/28/2017
2017	130	FV		0	2.17	650,000	650,000	650,000	Year End Roll	9/29/2016
2016	130	FV		0	2.17	631,600	631,600	631,600	Year End Roll	1/14/2016
2015	130	FV		0	2.17	585,200	585,200	585,200	Year End	10/2/2014
2014	130	FV		0	2.17	546,000	546,000	546,000	Year End Roll	1/23/2014
2013	130	FV		0	2.17	530,000	530,000	530,000	Year End Roll	10/25/2012
2012	130	FV		0	2.17	550,000	550,000	550,000	Year End	1/26/2012
2011	130	FV		0	2.17	568,400	568,400	568,400	Year End	2/10/2011

PRINT

Date	Time
10/02/18	15:27:47

LAST REV

Date	Time
07/08/04	10:51:43
apro	
284	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS SHERMAN P	28059-120		1/8/1998	CONVENIENC	1	Yes	No			
DAVIS PRESCOTT	13119-137		12/30/1976	FAMILY	0	No	No			

USER DEFINED

Prior Id # 1:	110 13 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

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

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
130	LAND		0.333		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									9,990						10,000	

Total AC/HA:	2.16955	Total SF/SM:	94505.59	Parcel LUC:	130	LAND	Prime NB Desc	RES CAT 4	Total:	656,390	Spl Credit		Total:	656,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	
Sty Ht:	
(Liv) Units:	Total:
Foundation:	
Frame:	
Prime Wall:	
Sec Wall:	%
Roof Struct:	
Roof Cover:	
Color:	
View / Desir:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

COMMENTS

SKETCH

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid | Desc: | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: | BRs: | Baths: | HB

GENERAL INFORMATION

Grade:			
Year Blt:		Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

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

RES BREAKDOWN

No Unit	RMS	BRS	FL

Totals

INTERIOR INFORMATION

Avg Ht/FL:			
Prim Int Wal			
Sec Int Wall:	%		
Partition:			
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:			
Bsmnt Gar:			
Electric:			
Insulation:			
Int vs Ext:			
Heat Fuel:			
Heat Type:			
# Heat Sys:			
% Heated:		% AC:	
Solar HW:		Central Vac:	
% Com Wal		% Sprinkled	

DEPRECIATION

Phys Cond:	0.0	%
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:	0	%

CALC SUMMARY

Basic $ / SQ:	
Size Adj.:	1.00000000
Const Adj.:	8.00000000
Adj $ / SQ:	
Other Features:	0
Grade Factor:	
Neighborhood Inf:	1.00000000
LUC Factor:	1.00
Adj Total:	0
Depreciation:	0
Depreciated Total:	0

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val 0.00000

Juris. Factor:		Val/Su Fin:	
Special Features:	0	Val/Su Net:	
Final Total:	0	Val/Su SzAd	

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value

Net Sketched Area: | Total:

Size Ad | Gross Area | FinArea

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

PARCEL ID

181 7 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

More: N | Total Yard Items: | Total Special Featues: | Total: