



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DAVIS TR SHERMAN P
Owner 2:	DAVIS TR PHYLLIS M
Owner 3:	MIDDLE FIELD 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 1.9 ACRES of land mainly classified as LAND

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	8.08	1.000	R4									646,400						646,400	
130	LAND		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
130			1.900	648,300	648,300	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: N/A						/Parcel: N/A

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2018	130	FV		0	1.9	648,300	648,300	648,300	Year End Roll	9/28/2017
2017	130	FV		0	1.9	641,900	641,900	641,900	Year End Roll	9/29/2016
2016	130	FV		0	1.9	623,500	623,500	623,500	Year End Roll	1/14/2016
2015	130	FV		0	1.9	577,100	577,100	577,100	Year End	10/2/2014
2014	130	FV		0	1.9	537,900	537,900	537,900	Year End Roll	1/23/2014
2013	130	FV		0	1.9	521,900	521,900	521,900	Year End Roll	10/25/2012
2012	130	FV		0	1.9	541,900	541,900	541,900	Year End	1/26/2012
2011	130	FV		0	1.9	560,300	560,300	560,300	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	28059-146		1/8/1998	CONVENIENC		1	Yes	No		
DAVIS PRESCOTT	13621-598		1/8/1979		12000		No	No		

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

