



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
5		OLD CONANT RD, LINCOLN

**OWNERSHIP**

Owner 1:	WANG TUAN-YU
Owner 2:	KING CHIALIN
Owner 3:	
Street 1:	5 OLD CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MACKLIN - JEFFERSON E
Owner 2:	MACKLIN - SHANNON R
Street 1:	5 OLD CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 1.924 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1960, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 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:						
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 Infru	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	7.	1.000	R3									560,000						560,000	
101	ONE FAM		0.01217		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									365						400	
132	UNDEV		0.075		ACRES	CONS RESTR	0.2	0	30,000.	0.200	R3									450						500	Cons Restr

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	419,600	4,400	1.849	560,400	984,400		0
132			0.075	500	500		GIS Ref
							GIS Ref
Total Card	419,600	4,400	1.924	560,900	984,900	Entered Lot Size	
Total Parcel	419,600	4,400	1.924	560,900	984,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		467.66	/Parcel:	467.66	Insp Date
						Land Unit Type:	10/17/11

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	101	FV	397,900	4400	1.924	543,300	945,600	945,600	Create Final value 2019	6/4/2019
2018	101	FV	397,900	4400	1.924	543,300	945,600	945,600	Year End Roll	9/28/2017
2017	101	FV	391,300	4400	1.924	512,900	908,600	908,600	Year End Roll	9/29/2016
2016	101	FV	380,400	4400	1.924	497,700	882,500	882,500	Year End Roll	1/14/2016
2015	101	FV	309,400	4400	1.924	460,900	774,700	774,700	Year End	10/2/2014
2014	101	FV	286,200	4400	1.924	412,900	703,500	703,500	Year End Roll	1/23/2014
2013	101	FV	280,300	4400	1.924	400,900	685,600	685,600	Year End Roll	10/25/2012
2012	101	FV	287,800	3600	1.924	440,900	732,300	732,300	Year End	1/26/2012

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MACKLIN,JEFFERS	63570-535		5/2/2014		971000	No	No			
HORNSTEIN DAVID	44399-488		12/30/2004		895000	No	No			
SYKES DAVID F,	44005-186		10/29/2004	SUBSEQUENT S	840000	No	No			
SYKES DAVID F,	42437-546		4/8/2004	CONVENIENC		1	No	No		
SYKES MARGARET	20847-325		10/31/1990			0	No	No		

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/23/2017	6896	RENO-ADD	45,000	O	11/26/2018			Add an unheated su
3/25/2015	6034	KITCHEN	12,000	C	6/17/2015			Kitchen remodel
5/28/2014	5762	RENOVATI	29,644	C	11/5/2014			Remodel upstairs b
5/9/2014	5737	RENOVATI	45,166	C	11/5/2014			Remodel bathroom
10/13/2004	3067	W/S FLUE		C	3/14/2005			
6/28/2000	2012	ROOF		C	6/30/2001			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
10/17/2011	MEAS/EXT INS	25	D ERSKINE
5/17/2005	MEAS/EXT INS	600	
9/15/2001	M&L COMPLETE	615	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

