



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	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	8.3	1.000	R4									664,000						664,000	
130	LAND		0.333		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									9,990						10,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			2.170	674,000	674,000		0
							GIS Ref
							GIS Ref
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost			Total Value per SQ unit /Card: N/A		/Parcel: N/A	Land Unit Type:	
							Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2019	130	FV		0	2.17	656,400	656,400	656,400	Create Final value 2019	6/4/2019
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

SALES INFORMATION

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		

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

