



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MORNEAU TR CHARLES E
Owner 2:	
Owner 3:	31 CONANT ROAD NOMINEE TR
Street 1:	31 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	COUNTRYSIDE BLDG DEVEL CORP -
Owner 2:	-
Street 1:	50 TONSET RD
Twn/City:	ORLEANS
St/Prov:	MA Cntry
Postal:	02653-3453

**NARRATIVE DESCRIPTION**

This Parcel contains 1.25 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 2010, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descrp	%	Item	Code	Descrp
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		54450		SQUARE FE	PRIME SITE		0	8.56	1.328	R4									619,188						619,200	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,104,500		1.250	619,200	1,723,700
Total Card		1,104,500	1.250	619,200	1,723,700
Total Parcel		1,104,500	1.250	619,200	1,723,700
Source: Market Adj Cost		Total Value per SQ unit /Card: 442.12		/Parcel: 442.12	

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

GIS Ref
GIS Ref
Insp Date
07/10/08

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	1,074,900	0	1.25	578,700	1,653,600	1,653,600	Year End Roll	10/15/2020
2020	101	FV	1,108,400	0	1.25	600,400	1,708,800	1,708,800	Year End Roll	9/26/2019
2019	101	FV	1,124,500	0	1.25	584,500	1,709,000	1,709,000	Create Final value 2019	6/4/2019
2018	101	FV	1,124,500	0	1.25	584,500	1,709,000	1,709,000	Year End Roll	9/28/2017
2017	101	FV	1,008,000	0	1.25	578,700	1,586,700	1,586,700	Year End Roll	9/29/2016
2016	101	FV	975,300	0	1.25	562,000	1,537,300	1,537,300	Year End Roll	1/14/2016
2015	101	FV	951,100	0	1.25	520,100	1,471,200	1,471,200	Year End	10/2/2014
2014	101	FV	886,400	0	1.25	484,600	1,371,000	1,371,000	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
COUNTRYSIDE BLD	56676-1		3/31/2011		1,450,000	No	No			
DOUGHTY CHRISTO	54495-265		4/2/2010	CHD>SALE	550,000	No	No			
DOUGHTY MARTHA	12504-548		8/21/1973	FAMILY	15,751	No	No			

**BUILDING PERMITS**

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
4/21/2010	4430	NEW HOME	540,000	C	6/23/2011			75%complete
3/9/2010	4396	DEMOLITI		C	7/28/2010			demo house and gar

**ACTIVITY INFORMATION**

Date	Result	By	Name
6/23/2011	SALES INSP	618	G BOURGAULT
7/28/2010	PERMIT VISIT	25	D ERSKINE
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L EXTERIOR	615	
11/10/1995	MEAS+INSPCTD	607	
7/1/1985	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

