



PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		CONANT RD, LINCOLN
Unit #:		
Owner 1: TEKSTEN RISA R		
Owner 2:		
Owner 3:		
Street 1: 34 CONANT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal: 01773-3900		Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	257,300	1,800	2.130	686,600	945,700
Total Card 257,300 1,800 2.130 686,600 945,700					
Total Parcel 257,300 1,800 2.130 686,600 945,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 370.34		/Parcel: 370.34	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	07/10/08
-----------	----------

PREVIOUS OWNER

Owner 1: TEKSTEN - RYAN D
Owner 2: TEKSTEN - RISA R
Street 1: 34 CONANT RD
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-3900 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	248,900	1800	2.13	641,800	892,500	892,500	Year End Roll	10/15/2020
2020	101	FV	244,600	1800	2.13	665,800	912,200	912,200	Year End Roll	9/26/2019
2019	101	FV	240,500	1800	2.13	648,200	890,500	890,500	Create Final value 2019	6/4/2019
2018	101	FV	240,500	1800	2.13	648,200	890,500	890,500	Year End Roll	9/28/2017
2017	101	FV	236,300	1800	2.13	641,800	879,900	879,900	Year End Roll	9/29/2016
2016	101	FV	234,200	1800	2.13	623,400	859,400	859,400	Year End Roll	1/14/2016
2015	101	FV	227,900	1800	2.13	577,000	806,700	806,700	Year End	10/2/2014
2014	101	FV	210,900	1800	2.13	537,800	750,500	750,500	Year End Roll	1/23/2014

Parcel ID 169 8 0

NARRATIVE DESCRIPTION

This Parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1958, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
TEKSTEN,RYAN D	70759-501		3/21/2018	CONVENIENC		1	No	No		
JANES ANN B TR,	56857-58		5/13/2011		780,000	No	No			
JANES ANN B,	50696-367		2/8/2008	FAMILY		1	No	No		
JANES G SARGENT	23331-573		6/22/1993	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

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

BUILDING PERMITS

Date	Number	Descrp	Amount	C/O	Last Visit	Fed Code	F. Descrp	Comment
9/18/2013	5552	MANUAL	17,000	C				rebuild a retainin
5/16/2012	5038	ROOF	14,000	C				strip membrane roo
4/9/2010	4415	ROOF	7,000	C				repair roof & rebu
3/16/1998	1354	MANUAL	8,000	C	6/4/1998			NEW BMT BATH 100%

ACTIVITY INFORMATION

Date	Result	By	Name
5/31/2012	SALES INSP	618	G BOURGAULT
7/10/2008	MEAS/EXT INS	25	D ERSKINE
3/17/2001	M&L COMPLETE	610	
6/4/1998	MEAS/EXT INS	602	
11/14/1995	MEAS+INSPCTD	607	
12/1/1987	INSPECTED	601	

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 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	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.293		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									1,758						1,800	Wetland

Total AC/HA: 2.12955	Total SF/SM: 92763.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 686,558	Spl Credit	Total: 686,600
----------------------	-----------------------	-----------------	---------	---------------	-----------	----------------	------------	----------------

