



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
56		CONANT RD, LINCOLN
Unit #:		
Owner 1: JADE HATHAWAY FINDLAY		
Owner 2:		
Owner 3:		
Street 1: 56 CONANT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3913	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	829,400	59,800	4.130	814,700	1,703,900	3449
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 422.91						/Parcel: 422.91

User Acct
0
GIS Ref
GIS Ref
Insp Date
11/20/18

**OWNERSHIP**

Owner 1: JADE HATHAWAY FINDLAY
Owner 2:
Owner 3:
Street 1: 56 CONANT RD
Street 2:
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-3913

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	763,900	59800	4.13	846,700	1,670,400	1,670,400	Year End Roll	10/15/2020
2020	101	FV	698,300	35600	4.13	846,700	1,580,600	1,580,600	Year End Roll	9/26/2019
2019	101	FV	623,900	35600	4.13	843,500	1,503,000	1,503,000	Create Final value 2019	6/4/2019
2018	101	FV	623,900	35600	4.13	843,500	1,503,000	1,503,000	Year End Roll	9/28/2017
2017	101	FV	623,900	35600	4.13	843,500	1,503,000	1,503,000	Year End Roll	9/29/2016
2016	101	FV	605,600	35600	4.13	791,500	1,432,700	1,432,700	Year End Roll	1/14/2016
2015	101	FV	581,000	35600	4.13	736,300	1,352,900	1,352,900	Year End	10/2/2014
2014	101	FV	574,800	35600	4.13	726,700	1,337,100	1,337,100	Year End Roll	1/23/2014

**PREVIOUS OWNER**

Owner 1: JADE - JOSHUA
Owner 2: JADE - HATHAWAY FINDLAY
Street 1: 56 CONANT RD
Twn/City: LINCOLN
St/Prov: MA
Postal: 01773-3913

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
JADE, JOSHUA	61652-271		4/23/2013	FAMILY		1	No	No		
ODIO STEPHEN A,	50355-152		11/15/2007		1,179,000	No	No			
THEROUX JOHN B,	32312-294		1/22/2001		950,000	No	No			
HARDIE MICHAEL	29539-461		12/16/1998		699,000	No	No			
FALENDER ANDREW	27446-098		7/1/1997		575,000	No	No			
WAGENER URSULA	13812-444		10/15/1979	PARTIAL INTR	101,259	No	No			

**NARRATIVE DESCRIPTION**

This Parcel contains 4.13 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1963, Having Primarily WOOD Exterior and METAL Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
11/4/2020	R-20-0201	RENOVATI	207,000	O				Add 4' frost wall
9/10/2019	R-19-0141	ROOF	34,500	C				Remove existing al
5/1/2019	R-19-0043	GARAGE	33,600	C				Construct a one st
8/25/2008	4039	RENO-ADD	725,000	C	6/2/2009			addition & reno to
8/8/1997	1244	BARN	22,000	C	3/10/1998			3/10/98 100%

**ACTIVITY INFORMATION**

Date	Result	By	Name
11/20/2018	MEAS/EXT INS	622	K Cuoco
7/23/2010	MEAS+INSPCTD	25	D ERSKINE
6/2/2009	PERMIT VISIT	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L EXTERIOR	610	
3/10/1998	MEAS/EXT INS	602	
12/6/1995	MEAS+INSPCTD	607	
11/7/1991	INSPECTED	601	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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 Infl	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	9.6	1.000	R5									768,000						768,000	
101	ONE FAM		1.373		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									41,190						41,200	
101	ONE FAM		0.92		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									5,520						5,500	Wetland

Total AC/HA: 4.12955	Total SF/SM: 179883.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	814,710	Spl Credit	Total:	814,700
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