



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREENBAUM VERONICA A
Owner 2:	
Owner 3:	
Street 1:	94 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	HEART - FRANK E
Owner 2:	HEART - JANE S
Street 1:	94 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1965, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 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 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	7.91	1.000	R3									632,800						632,800	
101	ONE FAM		0.253		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									7,590						7,600	
101	ONE FAM		0.04		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									240						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	308,300	1,000	2.130	640,600	949,900		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 338.16						/Parcel: 338.16	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	289,200	1000	2.13	567,800	858,000	858,000	Year End Roll	10/15/2020
2020	101	FV	284,300	1000	2.13	567,800	853,100	853,100	Year End Roll	9/26/2019
2019	101	FV	281,800	1000	2.13	550,200	833,000	833,000	Create Final value 2019	6/4/2019
2018	101	FV	281,800	1000	2.13	550,200	833,000	833,000	Year End Roll	9/28/2017
2017	101	FV	276,800	1000	2.13	519,800	797,600	797,600	Year End Roll	9/29/2016
2016	101	FV	273,300	1000	2.13	504,600	778,900	778,900	Year End Roll	1/14/2016
2015	101	FV	265,900	1000	2.13	467,800	734,700	734,700	Year End	10/2/2014
2014	101	FV	246,200	1000	2.13	419,800	667,000	667,000	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HEART,FRANK E	65924-42		8/17/2015		893,000	No	No			
	10821-428		5/19/1965		11,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEAS DENIED	4	JG
2/18/2016	SALES INSP	618	G BOURGAULT
7/9/2008	MEAS/EXT INS	25	D ERSKINE
9/26/2001	M&L COMPLETE	613	
1/25/1996	MEAS+INSPCTD	606	
5/3/1994	FIELDREV CHG	600	
9/15/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

