



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
47		CONANT RD, LINCOLN
Unit #:		
Owner 1: DAVIS TR SHERMAN P		
Owner 2: DAVIS TR PHYLLIS M		
Owner 3: FARMS END REALTY TRUST		
Street 1: 47 CONANT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
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 1.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**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		52271.4		SQUARE FE	PRIME SITE		0	8.56	1.371	R4									613,593						613,600	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	167,200	9,500	1.200	613,600	790,300
Total Card 167,200 9,500 1.200 613,600 790,300					
Total Parcel 167,200 9,500 1.200 613,600 790,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 512.52		/Parcel: 512.52	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	152,700	9500	1.2	573,500	735,700	735,700	Year End Roll	10/15/2020
2020	101	FV	151,300	9500	1.2	595,000	755,800	755,800	Year End Roll	9/26/2019
2019	101	FV	136,800	9500	1.2	579,200	725,500	725,500	Create Final value 2019	6/4/2019
2018	101	FV	136,800	9500	1.2	579,200	725,500	725,500	Year End Roll	9/28/2017
2017	101	FV	135,600	5900	1.2	573,500	715,000	715,000	Year End Roll	9/29/2016
2016	101	FV	134,200	5900	1.2	557,000	697,100	697,100	Year End Roll	1/14/2016
2015	101	FV	131,300	5900	1.2	515,400	652,600	652,600	Year End	10/2/2014
2014	101	FV	125,500	5900	1.2	480,300	611,700	611,700	Year End Roll	1/23/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS SHERMAN P	28059-140		1/8/1998	CONVENIENC		1	No	No		
	9536-186		1/19/1960				No	No		

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L COMPLETE	615	
11/14/1995	MEAS+INSPCTD	607	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

