



PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		CONANT RD, LINCOLN
OWNERSHIP		
Unit #:		
Owner 1: DAVIS TR SHERMAN P		
Owner 2: DAVIS PHYLLIS M		
Owner 3: DAVIS MARTHA S		
Street 1: 47 CONANT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: N
Postal:	01773-3906	
Type:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	156,900		1.890	686,400	843,300
Total Card 156,900 1.890 686,400 843,300					
Total Parcel 156,900 1.890 686,400 843,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 610.82		/Parcel: 610.82	

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

User Acct
0
GIS Ref
GIS Ref
Insp Date
05/08/17

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	MA
Postal:	01773-3906

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	146,700	0	1.89	641,600	788,300	788,300	Year End Roll	10/15/2020
2020	101	FV	130,300	0	1.89	665,600	795,900	795,900	Year End Roll	9/26/2019
2019	101	FV	126,500	0	1.89	648,000	774,500	774,500	Create Final value 2019	6/4/2019
2018	101	FV	126,500	0	1.89	648,000	774,500	774,500	Year End Roll	9/28/2017
2017	101	FV	124,000	0	1.89	641,600	765,600	765,600	Year End Roll	9/29/2016
2016	101	FV	124,000	0	1.89	623,200	747,200	747,200	Year End Roll	1/14/2016
2015	101	FV	118,900	0	1.89	576,800	695,700	695,700	Year End	10/2/2014
2014	101	FV	117,600	0	1.89	537,600	655,200	655,200	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DAVIS SHERMAN	20884-472		11/28/1990	FAMILY		No	No	

TAX DISTRICT

PAT ACCT.

Assoc PCL Value	Notes

NARRATIVE DESCRIPTION
 This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1977, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:				Topo		
D				Street	1	PAVED
s				Traffic	4	MEDIUM

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	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	613	
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 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	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,590						1,600	

Total AC/HA: 1.88955	Total SF/SM: 82308.80	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 686,390	Spl Credit	Total: 686,400
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