



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR SHERMAN P
Owner 2:	DAVIS TR PHYLLIS M
Owner 3:	THREE HOUSES 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:	-
Street 1:	47 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as MULT HS with a(n) CONVENT'NL Building Built about 1900, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 4 Rooms, and 2 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
109	MULT HS		80000		SQUARE FE	PRIME SITE		0	8.56	1.000	R4									684,800						684,800	
109	MULT HS		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									690						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
109	174,700	3,500	1.860	685,500	863,700
Total Card	174,700	3,500	1.860	685,500	863,700
Total Parcel	419,300	3,500	1.860	685,500	1,108,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		632.75	/Parcel: 355.22

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date	06/17/13

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	109	FV	379,900	3500	1.86	640,700	1,024,100	1,024,100	Year End Roll	10/15/2020
2020	109	FV	356,900	3500	1.86	664,700	1,025,100	1,025,100	Year End Roll	9/26/2019
2019	109	FV	361,900	3500	1.86	647,100	1,012,500	1,012,500	Create Final value 2019	6/4/2019
2018	109	FV	361,900	3500	1.86	647,100	1,012,500	1,012,500	Year End Roll	9/28/2017
2017	109	FV	344,600	3500	1.86	640,700	988,800	988,800	Year End Roll	9/29/2016
2016	109	FV	338,800	3500	1.86	622,300	964,600	964,600	Year End Roll	1/14/2016
2015	109	FV	327,200	3500	1.86	575,900	906,600	906,600	Year End	10/2/2014
2014	109	FV	321,600	3500	1.86	536,700	861,800	861,800	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	28059-135		1/8/1998	CONVENIENC		1	No	No		
DAVIS PRESCOTT	14007-103		7/11/1980		103,800		No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
12/9/2016	6646	WOOD STO	50	C				install wood stove
7/23/2012	5104	RENOVATI	57,790	C	12/7/2012			interior reno due
1/10/2012	4966	RENOVATI	14,500	C	6/19/2012			interior reno to k
12/6/2000	2145	W/S FLUE		C	7/6/2001			
11/5/1998	1575	ROOF	1,800	C	4/14/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
6/10/2018	FIELDREV CHG	622	K Cuoco
6/17/2013	MEAS/EXT INS	25	D ERSKINE
6/19/2012	MEAS/EXT INS	25	D ERSKINE
7/10/2008	MEAS/EXT INS	25	D ERSKINE
7/6/2001	MEAS/EXT INS	613	
11/25/2000	M&L COMPLETE	610	
4/14/1999	MEAS/EXT INS	602	
11/17/1995	MEAS+INSPCTD	607	
1/10/1994	FIELDREV CHG	600	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.85955	Total SF/SM:	81002.00	Parcel LUC:	109	MULT HS	Prime NB Desc	RES CAT 4	Total:	685,490	SpI Credit	Total:	685,500
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