



PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		CONANT RD, LINCOLN
Unit #:		
Owner 1: LITTLE JOHN DC		
Owner 2:		
Owner 3:		
Street 1: 37 CONANT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3912	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	248,600	6,300	2.630	708,600	963,500
Total Card 248,600 6,300 2.630 708,600 963,500					
Total Parcel 248,600 6,300 2.630 708,600 963,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 424.82		/Parcel: 424.82	

Legal Description	User Acct
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/08/17
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OWNERSHIP

Owner 1:	LITTLE JOHN DC
Owner 2:	
Owner 3:	
Street 1:	37 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-3912 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	228,000	6300	2.63	663,800	898,100	898,100	Year End Roll	10/15/2020
2020	101	FV	223,900	6300	2.63	687,800	918,000	918,000	Year End Roll	9/26/2019
2019	101	FV	221,800	6300	2.63	670,200	898,300	898,300	Create Final value 2019	6/4/2019
2018	101	FV	221,800	6300	2.63	670,200	898,300	898,300	Year End Roll	9/28/2017
2017	101	FV	213,500	6300	2.63	663,800	883,600	883,600	Year End Roll	9/29/2016
2016	101	FV	211,500	6300	2.63	645,400	863,200	863,200	Year End Roll	1/14/2016
2015	101	FV	205,500	6300	2.63	599,000	810,800	810,800	Year End	10/2/2014
2014	101	FV	189,500	6300	2.63	559,800	755,600	755,600	Year End Roll	1/23/2014

Parcel ID 169 23 0

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773-3912 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
	10368-509		9/19/1963		42,500	No	No			

TAX DISTRICT

PAT ACCT.

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

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/1/2011	4674	MANUAL		C				install a wood bur
9/21/2000	2087	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
3/17/2001	M&L COMPLETE	610	
11/14/1995	MEAS+INSPCTD	607	
11/1/1988	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		0.793		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									23,790						23,800	

Total AC/HA:	2.62955	Total SF/SM:	114543.20	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 4	Total:	708,590	Spl Credit		Total:	708,600
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