

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHEFFI JONATHAN
Owner 2:	FRODYMA JUDYTA
Owner 3:	
Street 1:	48 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LYTTON TR - MEGHAN K
Owner 2:	MICHAEL LYTTON REVOC TRUST -
Street 1:	48 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This Parcel contains 2.32 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1953, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 10 Rooms, and 5 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 Influ	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	9.25	1.000	R4									740,000						740,000	
101	ONE FAM		0.483		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									14,490						14,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,119,700	3,200	2.320	754,500	1,877,400
Total Card	1,119,700	3,200	2.320	754,500	1,877,400
Total Parcel	1,119,700	3,200	2.320	754,500	1,877,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		447.43	/Parcel: 447.43

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	981,100	3900	2.32	699,300	1,684,300	1,684,300	Year End Roll	10/19/2021
2021	101	FV	911,400	3900	2.32	654,500	1,569,800	1,569,800	Year End Roll	10/15/2020
2020	101	FV	990,900	3900	2.32	678,500	1,673,300	1,673,300	Year End Roll	9/26/2019
2019	101	FV	1,038,900	400	2.32	660,900	1,700,200	1,700,200	Create Final value 2019	6/4/2019
2018	101	FV	1,038,900	400	2.32	660,900	1,700,200	1,700,200	Year End Roll	9/28/2017
2017	101	FV	975,200	400	2.32	654,500	1,630,100	1,630,100	Year End Roll	9/29/2016
2016	101	FV	960,200	400	2.32	636,100	1,596,700	1,596,700	Year End Roll	1/14/2016
2015	101	FV	937,100	400	2.32	589,700	1,527,200	1,527,200	Year End	10/2/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
LYTTON TR,MEGHA	80147-86		7/12/2022		2,650,000	No	No	
LYTTON,MICHAEL	72808-226		6/21/2019	FAMILY		No	No	
DECAPO THOMAS A	46535-144		11/23/2005		1,799,999	No	No	
APPIGNANI BARBA	26580-589		8/14/1996	CHD>SALE	425,000	No	No	
TUNNELL, EST. O	24610-125		6/10/1994		380,000	No	No	
	8077-584		5/19/1953			No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/17/2019	R-19-0025	ROOF	23,992	C	6/14/2022			Do roof maintenanc
10/15/2014	5940	WDK	46,000	C				
9/13/2002	2576	RENOVATI	85,000	C	6/17/2003			kitchen
8/12/1997	1250	ADDITION	350,000	C	6/13/1998			

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/6/2009	MEAS+INSPCTD	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
3/6/1999	MEAS+INSPCTD	602	
6/13/1998	MEAS+INSPCTD	602	
11/14/1995	MEAS+INSPCTD	607	
5/11/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

