



PROPERTY LOCATION

No	Alt No	Direction/Street/City
54		CONANT RD, LINCOLN
Unit #:		
Owner 1: VAN BUUREN MARIT MARTHA		
Owner 2: SANNEN RUBEN WILLEM MATHIJS		
Owner 3:		
Street 1: 54 CONANT ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	344,000	4,400	4.011	758,700	1,107,100
Total Card 344,000 4,400 4.011 758,700 1,107,100					
Total Parcel 344,000 4,400 4.011 758,700 1,107,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 494.35		/Parcel: 494.35	

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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PREVIOUS OWNER

Owner 1:	LYTTON - MEGHAN K
Owner 2:	-
Street 1:	48 CONANT ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry: Own Occ: Y
Postal:	01773 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	304,700	2500	4.011	703,500	1,010,700	1,010,700	Year End Roll	10/19/2021
2021	101	FV	285,200	2500	4.011	658,700	946,400	946,400	Year End Roll	10/15/2020
2020	101	FV	260,100	2500	4.011	682,700	945,300	945,300	Year End Roll	9/26/2019
2019	101	FV	242,600	2500	4.011	665,100	910,200	910,200	Create Final value 2019	6/4/2019
2018	101	FV	242,600	2500	4.011	665,100	910,200	910,200	Year End Roll	9/28/2017
2017	101	FV	242,600	0	4.011	658,700	901,300	901,300	Year End Roll	9/29/2016
2016	101	FV	240,100	0	4.011	640,300	880,400	880,400	Year End Roll	1/14/2016
2015	101	FV	230,000	0	4.011	593,900	823,900	823,900	Year End	10/2/2014

PRINT

Date	Time
10/18/22	16:32:24

LAST REV

Date	Time
08/24/22	13:31:22

blakeley
215

USER DEFINED

Prior Id # 1:	107 9 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	

NARRATIVE DESCRIPTION

This Parcel contains 4.011 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1959, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
LYTTON,MEGHAN K	80407-329		7/8/2022		1,625,000	No	No			
POPE,MARY Q	74611-434		5/6/2020		1,090,000	No	No			
MAHONEY,REIHL L	72511-485		4/26/2019		1,005,000	No	No			
MAHONEY,JOHN D	71837-386		11/2/2018	FAMILY		No	No			
DUANE JEROME	11931-13		12/19/1970		80,000	No	No			

PAT ACCT.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/11/2019	R-19-0142	ROOF	9,900	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2019	PERMIT VISIT	623	M Larson
5/8/2017	MEAS+INSPCTD	4	JG
7/10/2008	MEAS+INSPCTD	25	D ERSKINE
8/18/2001	M&L COMPLETE	615	
11/14/1995	MEAS+INSPCTD	607	
2/22/1995	MEAS/EXT INS	601	
7/11/1989	INSPECTED	601	

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

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	9.25	1.000	R4									740,000					740,000		
101	ONE FAM		0.238		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									7,140					7,100		
101	ONE FAM		1.936		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									11,616					11,600	Wetland	

Total AC/HA:	4.01055	Total SF/SM:	174699.56	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	758,756	SpI Credit	Total:	758,700
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