

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BLACKLER TR PETER
Owner 2:	BLACKLER TR LINDSAY S
Owner 3:	2022 BLACKLER REV TRUST
Street 1:	86 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	BLACKLER - PETER
Owner 2:	BLACKLER - LINDSAY S
Street 1:	86 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 3.167 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 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		1.33		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									7,980						8,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	292,800	3,000	3.167	748,000	1,043,800
Total Card		292,800	3,000	3.167	748,000
Total Parcel		292,800	3,000	3.167	748,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 484.00		/Parcel: 484.00	

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

GIS Ref
GIS Ref
Insp Date
05/10/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	254,200	3200	3.167	692,800	950,200	950,200	Year End Roll	10/19/2021
2021	101	FV	236,100	3200	3.167	648,000	887,300	887,300	Year End Roll	10/15/2020
2020	101	FV	233,800	3200	3.167	672,000	909,000	909,000	Year End Roll	9/26/2019
2019	101	FV	211,100	3200	3.167	654,400	868,700	868,700	Create Final value 2019	6/4/2019
2018	101	FV	211,100	3200	3.167	654,400	868,700	868,700	Year End Roll	9/28/2017
2017	101	FV	191,700	1300	3.167	648,000	841,000	841,000	Year End Roll	9/29/2016
2016	101	FV	189,600	1300	3.167	629,600	820,500	820,500	Year End Roll	1/14/2016
2015	101	FV	185,300	1300	3.167	583,200	769,800	769,800	Year End	10/2/2014

Parcel ID 182 3 0

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BLACKLER,PETER	80699-269		9/12/2022	CONVENIENC		1	No	No		
BURK GEORGE W	19428-346		10/26/1988	FAMILY			No	No		

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
10/18/22	16:33:28

LAST REV

Date	Time
10/03/22	11:07:36

USER DEFINED

Prior Id # 1:	109 10 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:	

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
4/6/2022	R-22-0068	SOLAR PA	47,325	C				Install 31 roof-mo
4/22/2021	R-21-0068	ROOF	27,500	C	4/27/2021			Remove existing as
2/22/1999	1632	MANUAL	71,000	C	6/5/1999			dining room & fami

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEAS+INSPCTD	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
6/5/1999	MEAS+INSPCTD	602	
1/20/1996	MEAS+INSPCTD	606	
5/24/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

