



PROPERTY LOCATION

No	Alt No	Direction/Street/City
94		CONANT RD, LINCOLN
Unit #:		
Owner 1: GREENBAUM VERONICA A		
Owner 2:		
Owner 3:		
Street 1: 94 CONANT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3913	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	360,900	1,000	2.130	707,800	1,069,700
Total Card 360,900 1,000 2.130 707,800 1,069,700					
Total Parcel 360,900 1,000 2.130 707,800 1,069,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 380.81		/Parcel: 380.81	

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

Insp Date	07/09/08
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OWNERSHIP

Owner 1: HEART - FRANK E
Owner 2: HEART - JANE S
Street 1: 94 CONANT RD
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-3913 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	308,300	1000	2.13	640,600	949,900	949,900	Year End Roll	10/19/2021
2021	101	FV	289,200	1000	2.13	567,800	858,000	858,000	Year End Roll	10/15/2020
2020	101	FV	284,300	1000	2.13	567,800	853,100	853,100	Year End Roll	9/26/2019
2019	101	FV	281,800	1000	2.13	550,200	833,000	833,000	Create Final value 2019	6/4/2019
2018	101	FV	281,800	1000	2.13	550,200	833,000	833,000	Year End Roll	9/28/2017
2017	101	FV	276,800	1000	2.13	519,800	797,600	797,600	Year End Roll	9/29/2016
2016	101	FV	273,300	1000	2.13	504,600	778,900	778,900	Year End Roll	1/14/2016
2015	101	FV	265,900	1000	2.13	467,800	734,700	734,700	Year End	10/2/2014

PRINT

Date	Time
10/18/22	16:34:34

LAST REV

Date	Time
06/05/17	09:39:44

apro 231

USER DEFINED

Prior Id # 1:	109 8 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:	

PREVIOUS OWNER

Owner 1: HEART - FRANK E
Owner 2: HEART - JANE S
Street 1: 94 CONANT RD
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-3913 Type:

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
HEART,FRANK E	65924-42		8/17/2015		893,000	No	No			
	10821-428		5/19/1965		11,000	No	No			

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION
 This Parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1965, Having Primarily WOOD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEAS DENIED	4	JG
2/18/2016	SALES INSP	618	G BOURGAULT
7/9/2008	MEAS/EXT INS	25	D ERSKINE
9/26/2001	M&L COMPLETE	613	
1/25/1996	MEAS+INSPCTD	606	
5/3/1994	FIELDREV CHG	600	
9/15/1992	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

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	8.75	1.000	R3									700,000						700,000	
101	ONE FAM		0.253		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									7,590						7,600	
101	ONE FAM		0.04		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									240						200	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.12955	Total SF/SM: 92763.20	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 3	Total: 707,830	Spl Credit	Total: 707,800
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