

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HARRIS TR NANCY M
Owner 2:	NANCY M HARRIS REVOCABLE TRUST
Owner 3:	
Street 1:	19 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

PREVIOUS OWNER

Owner 1:	HARRIS - MELVYN H
Owner 2:	HARRIS - NANCY M
Street 1:	19 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3912

NARRATIVE DESCRIPTION

This Parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1962, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

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	11.4	1.000	R4									912,000						912,000	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									990						1,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	485,600		1.870	913,000	1,398,600
Total Card	485,600		1.870	913,000	1,398,600
Total Parcel	485,600		1.870	913,000	1,398,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:		452.26	/Parcel: 452.26

Legal Description	User Acct
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
2023	101	FV	482,200	0	1.87	741,000	1,223,200	1,223,200	Year end	11/3/2022
2022	101	FV	437,500	0	1.87	685,800	1,123,300	1,123,300	Year End Roll	10/19/2021
2021	101	FV	396,200	0	1.87	641,000	1,037,200	1,037,200	Year End Roll	10/15/2020
2020	101	FV	392,900	0	1.87	665,000	1,057,900	1,057,900	Year End Roll	9/26/2019
2019	101	FV	365,300	0	1.87	647,400	1,012,700	1,012,700	Create Final value 2019	6/4/2019
2018	101	FV	365,300	0	1.87	647,400	1,012,700	1,012,700	Year End Roll	9/28/2017
2017	101	FV	355,400	0	1.87	641,000	996,400	996,400	Year End Roll	9/29/2016
2016	101	FV	343,900	0	1.87	622,600	966,500	966,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
HARRIS,MELVYN H	81242-496		2/13/2023	CONVENIENC	99	No	No	
WALEN ROGER S	11535-267		7/8/1968		63,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descip	Amount	C/O	Last Visit	Fed Code	F. Descip	Comment
9/18/2002	2583	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L COMPLETE	610	
12/5/1995	MEAS/EXT INS	607	
12/4/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	106 7 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:	

