

Town Of Lincoln



PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|----|--------|-----------------------|
| 44 | | CONANT RD, LINCOLN |

OWNERSHIP

| | |
|-----------|----------------------|
| Owner 1: | THOMPSON CHRISTINA A |
| Owner 2: | PARANGI APERAHAMA L |
| Owner 3: | |
| Street 1: | 44 CONANT RD |
| Street 2: | |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry Own Occ: Y |
| Postal: | 01773-3913 Type: |

PREVIOUS OWNER

| | |
|-----------|------------------------|
| Owner 1: | THOMPSON - ELLIOTT C |
| Owner 2: | THOMPSON - CHRISTINA A |
| Street 1: | 44 CONANT RD |
| Twn/City: | LINCOLN |
| St/Prov: | MA Cntry |
| Postal: | 01773-3913 |

NARRATIVE DESCRIPTION

This Parcel contains 2.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1961, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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: | | | | Topo | | |
| D | | | | Street | 1 | PAVED |
| s | | | | 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 | | 0.853 | | ACRES | EXCESS ACRE | | 0 | 30,000. | 1.000 | R4 | | | | | | | | | 25,590 | | | | | | 25,600 | |
| 101 | ONE FAM | | 0.17 | | ACRES | UNDEV | 0.2 | 0 | 30,000. | 0.200 | R4 | | | | | | | | | 1,020 | | | | | | 1,000 | Wetland |

IN PROCESS APPRAISAL SUMMARY

| Use Code | Building Value | Yard Items | Land Size | Land Value | Total Value |
|--------------|-----------------|--------------------------------|-----------|------------|-----------------|
| 101 | 694,100 | 23,400 | 2.860 | 938,600 | 1,656,100 |
| Total Card | 694,100 | 23,400 | 2.860 | 938,600 | 1,656,100 |
| Total Parcel | 694,100 | 23,400 | 2.860 | 938,600 | 1,656,100 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | | 445.08 | /Parcel: 445.08 |

| 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 | 601,000 | 23400 | 2.86 | 766,600 | 1,391,000 | 1,391,000 | Year end | 11/3/2022 |
| 2022 | 101 | FV | 516,400 | 28100 | 2.86 | 711,400 | 1,255,900 | 1,255,900 | Year End Roll | 10/19/2021 |
| 2021 | 101 | FV | 461,100 | 28100 | 2.86 | 666,600 | 1,155,800 | 1,155,800 | Year End Roll | 10/15/2020 |
| 2020 | 101 | FV | 453,600 | 28100 | 2.86 | 690,600 | 1,172,300 | 1,172,300 | Year End Roll | 9/26/2019 |
| 2019 | 101 | FV | 440,200 | 28100 | 2.86 | 673,000 | 1,141,300 | 1,141,300 | Create Final value 2019 | 6/4/2019 |
| 2018 | 101 | FV | 440,200 | 28100 | 2.86 | 673,000 | 1,141,300 | 1,141,300 | Year End Roll | 9/28/2017 |
| 2017 | 101 | FV | 432,900 | 28100 | 2.86 | 666,600 | 1,127,600 | 1,127,600 | Year End Roll | 9/29/2016 |
| 2016 | 101 | FV | 422,900 | 28100 | 2.86 | 648,200 | 1,099,200 | 1,099,200 | Year End Roll | 1/14/2016 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|------------|--------------|------------|----|-----|-------|-------------------------------------|-------|
| THOMPSON ,ELLIO | 70128-50 | | 10/25/2017 | PARTIAL INTR | 300,000 | No | No | | | |
| THOMPSON TR,ELL | 70128-48 | | 10/25/2017 | CONVENIENC | 10 | No | No | | | |
| THOMPSON,DOROTH | 61397-574 | | 3/14/2013 | FAMILY | 10 | No | No | | | |
| THOMPSON, LAWRE | 25535-138 | | 8/1/1995 | CONVENIENC | | No | No | | L. THOMPSON DEATH CERT 06/06 BK 476 | |
| | 8998-290 | | 8/19/1957 | | | No | No | | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|------------|-----------|----------|---------|-----|------------|----------|----------|--------------------|
| 12/9/2020 | R-20-0219 | MANUAL | 3,200 | C | 12/18/2020 | | | Weatherization/air |
| 10/6/2011 | 4880 | ROOF | | C | | | | strip & re-roof dw |
| 10/14/1999 | 1825 | ADDITION | 130,000 | C | 6/20/2000 | | | 3 bedroom addition |
| 6/22/1993 | 272 | SHED | 12,000 | C | 12/22/1993 | | | |

ACTIVITY INFORMATION

| Date | Result | By | Name |
|------------|--------------|-----|------------|
| 5/8/2017 | LEFT NOTICE | 4 | JG |
| 8/18/2007 | MEAS+INSPCTD | 616 | D MANZELLO |
| 6/20/2000 | MEAS+INSPCTD | 611 | |
| 11/14/1995 | MEAS+INSPCTD | 607 | |
| 12/22/1993 | PERMIT VISIT | 600 | |
| 7/1/1989 | INSPECTED | 601 | |

Sign: VERIFICATION OF VISIT NOT DATA

| | | | | | | | | | | | | | |
|--------------|---------|--------------|-----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|
| Total AC/HA: | 2.85955 | Total SF/SM: | 124562.00 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 4 | Total: | 938,610 | SpI Credit | Total: | 938,600 |
|--------------|---------|--------------|-----------|-------------|-----|---------|---------------|-----------|--------|---------|------------|--------|---------|

