



PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CONANT RD, LINCOLN
Unit #:		
Owner 1: FLORES JOE B		
Owner 2:		
Owner 3:		
Street 1: PO BOX 6277		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-6278	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	631,000	83,200	2.800	939,500	1,653,700
Total Card 631,000 83,200 2.800 939,500 1,653,700					
Total Parcel 631,000 83,200 2.800 939,500 1,653,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 474.11 /Parcel: 474.11			

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
	Insp Date 05/19/14

OWNERSHIP

Owner 1: FLORES JOE B
Owner 2:
Owner 3:
Street 1: PO BOX 6277
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-6278 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	546,200	83200	2.8	767,500	1,396,900	1,396,900	Year end	11/3/2022
2022	101	FV	469,400	87100	2.8	712,300	1,268,800	1,268,800	Year End Roll	10/19/2021
2021	101	FV	433,900	87100	2.8	667,500	1,188,500	1,188,500	Year End Roll	10/15/2020
2020	101	FV	426,800	87100	2.8	691,500	1,205,400	1,205,400	Year End Roll	9/26/2019
2019	101	FV	404,700	87100	2.8	673,900	1,165,700	1,165,700	Create Final value 2019	6/4/2019
2018	101	FV	404,700	87100	2.8	673,900	1,165,700	1,165,700	Year End Roll	9/28/2017
2017	101	FV	397,900	87100	2.8	667,500	1,152,500	1,152,500	Year End Roll	9/29/2016
2016	101	FV	386,700	87100	2.8	649,100	1,122,900	1,122,900	Year End Roll	1/14/2016

PREVIOUS OWNER

Owner 1: WHITNEY JR THOMAS HP TR OF THE -
Owner 2: CONANT ROAD NOMINEE TRUST -
Street 1: PO BOX 961989
Twn/City: BOSTON
St/Prov: MA Cntry:
Postal: 02196-1989

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
WHITNEY JR THOM	57328-203		8/22/2011		900,000	No	No	
RUGO HENRY J TR	47773-360		7/7/2006	CONVENIENC	10	No	No	
RUGO HENRY J,	47054-490		3/2/2006	FAMILY	10	No	No	
	10349-12		9/19/1963			No	No	

TAX DISTRICT

PAT ACCT.

NARRATIVE DESCRIPTION
 This Parcel contains 2.8 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1964, Having Primarily CLAPBOARD Exterior and TAR+GRAVEL Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 10 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
6/6/2019	R-19-0073	FENCE	35,000	C				Install a white ce
7/5/2016	6492	MANUAL		C				Extend stone wall
7/30/2014	5852	MANUAL	85	C				
11/22/2013	5608	BARN		C				allow framing chan
7/17/2013	5480	BARN	250,000	C	5/2/2019			construct horse st
10/4/2011	4876	KITCHEN	15,000	C				Replace kit cabine

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
5/19/2014	MEAS/EXT INS	25	D ERSKINE
5/31/2012	SALES INSP	618	G BOURGAULT
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	ENTRY DENIED	613	
12/6/1995	MEAS/EXT INS	607	
10/1/1983	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 Infru	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		0.903		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									27,090						27,100	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									360						400	Wetland

Total AC/HA: 2.79955	Total SF/SM: 121948.40	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 939,450	SpI Credit	Total: 939,500
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