



PROPERTY LOCATION

No	Alt No	Direction/Street/City
86		CONANT RD, LINCOLN
Unit #:		
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:

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	320,800	3,000	3.167	920,000	1,243,800
Total Card 320,800 3,000 3.167 920,000 1,243,800					
Total Parcel 320,800 3,000 3.167 920,000 1,243,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 576.74		/Parcel: 576.74	

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

Insp Date	05/10/17
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OWNERSHIP

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

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	292,800	3000	3.167	748,000	1,043,800	1,043,800	Year end	11/3/2022
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

PRINT	Date	Time
	09/13/23	16:49:06
LAST REV	Date	Time
	10/03/22	11:07:36
blakeley		
223		

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:	

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	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
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.

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

BUILDING PERMITS

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

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		1.33		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									7,980						8,000	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 3.16655	Total SF/SM: 137934.92	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	919,980	SpI Credit	Total:	920,000
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