



**PROPERTY LOCATION**

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

**OWNERSHIP**

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:

**PREVIOUS OWNER**

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

**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

**PROPERTY FACTORS**

Item	Code	Descp	%	Item	Code	Descp
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	9.5	1.000	R3									760,000						760,000	
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

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	419,100	1,000	2.130	767,800	1,187,900
Total Card	419,100	1,000	2.130	767,800	1,187,900
Total Parcel	419,100	1,000	2.130	767,800	1,187,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		422.89	/Parcel: 422.89

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	360,900	1000	2.13	707,800	1,069,700	1,069,700	Year end	11/3/2022
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

**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			

**BUILDING PERMITS**

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

Sign: VERIFICATION OF VISIT NOT DATA

