



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	TRANCHINO JESSICA W
Owner 2:	TRANCHINO CHRISTOPER G
Owner 3:	
Street 1:	90 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

**PREVIOUS OWNER**

Owner 1:	DOYLE - KATHRYN NEAL
Owner 2:	-
Street 1:	90 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

**NARRATIVE DESCRIPTION**

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONVENT'NL Building Built about 1920, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 2 HalfBaths, 0 3/4 Baths, 11 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 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	9.5	1.000	R3									760,000						760,000	
101	ONE FAM		0.013		ACRES	EXCESS ACRE		0	30,000.	1.000	R3									390						400	
101	ONE FAM		0.01		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									60						100	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	967,800	600	1.860	760,500	1,728,900
Total Card	967,800	600	1.860	760,500	1,728,900
Total Parcel	967,800	600	1.860	760,500	1,728,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		378.60	/Parcel: 378.60

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

GIS Ref
GIS Ref
Insp Date
10/30/18

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	961,700	600	1.86	700,500	1,662,800	1,662,800	Year end	11/3/2022
2022	101	FV	874,900	900	1.86	633,300	1,509,100	1,509,100	Year End Roll	10/19/2021
2021	101	FV	799,200	900	1.86	560,500	1,360,600	1,360,600	Year End Roll	10/15/2020
2020	101	FV	748,800	900	1.86	560,500	1,310,200	1,310,200	Year End Roll	9/26/2019
2019	101	FV	728,100	900	1.86	542,900	1,271,900	1,271,900	Create Final value 2019	6/4/2019
2018	101	FV	597,000	900	1.86	542,900	1,140,800	1,140,800	Year End Roll	9/28/2017
2017	101	FV	571,100	900	1.86	512,500	1,084,500	1,084,500	Year End Roll	9/29/2016
2016	101	FV	549,800	900	1.86	497,300	1,048,000	1,048,000	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DOYLE, KATHRYN N	73484-315		10/18/2019		1,360,000	No	No			
WOLFF JR, JAMES	69828-535		8/25/2017		1,375,000	No	No			
DAVIS PRESCOTT	16075-475		3/28/1985		235,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/7/2023	R-23-0025	WINDOWS	3,811	C				Replace window at
9/3/2015	6218	ROOF	21,950	C				Strip and re-roof
5/6/2008	3934	TEMPORAR		C				tent 5-16 to 5-19
12/4/2002	2623	RENOVATI	51,500	C	6/27/2003			2 bathrooms
5/8/1998	1413	ADDITION	215,000	C	6/4/1998			

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/30/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS/EXT INS	25	D ERSKINE
6/27/2003	MEAS/EXT INS	615	
6/30/1999	MEAS/EXT INS	602	
3/6/1999	MEAS+INSPCTD	602	
6/4/1998	MEAS/EXT INS	602	
11/17/1995	MEAS+INSPCTD	607	
12/13/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

