

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NOWAK MARTIN
Owner 2:	NOWAK URSULA
Owner 3:	
Street 1:	33 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

PREVIOUS OWNER

Owner 1:	TARTAGLIA NUNZIO A -
Owner 2:	TARTAGLIA HOLLACE A -
Street 1:	33 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3912

NARRATIVE DESCRIPTION

This Parcel contains 4. ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1986, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 3 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	11.4	1.000	R4									912,000						912,000	
101	ONE FAM		2.163		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									64,890						64,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	1,424,200	22,800	4.000	976,900	2,423,900
Total Card	1,424,200	22,800	4.000	976,900	2,423,900
Total Parcel	1,424,200	22,800	4.000	976,900	2,423,900
Source:	Market Adj Cost	Total Value per SQ unit /Card:		484.59	/Parcel: 484.59

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	1,235,400	22800	4.	804,900	2,063,100	2,063,100	Year end	11/3/2022
2022	101	FV	1,055,100	22800	4.	749,700	1,827,600	1,827,600	Year End Roll	10/19/2021
2021	101	FV	1,025,700	22800	4.	704,900	1,753,400	1,753,400	Year End Roll	10/15/2020
2020	101	FV	1,057,200	22800	4.	728,900	1,808,900	1,808,900	Year End Roll	9/26/2019
2019	101	FV	1,072,400	15300	4.	711,300	1,799,000	1,799,000	Create Final value 2019	6/4/2019
2018	101	FV	1,072,400	15300	4.	711,300	1,799,000	1,799,000	Year End Roll	9/28/2017
2017	101	FV	961,300	15300	4.	704,900	1,681,500	1,681,500	Year End Roll	9/29/2016
2016	101	FV	930,100	15300	4.	686,500	1,631,900	1,631,900	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
TARTAGLIA NUNZI	37145-59		11/22/2002		1,575,000	No	No	
ROGERS DIANA V	22155-474		6/25/1992		930,000	No	No	

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/17/2012	5200	SOLAR PA	22,000	C				install roof mount
6/5/2012	5055	ROOF		C				strip & re-roof ho

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/6/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
8/18/2001	M&L EXTERIOR	615	
11/10/1995	MEAS+INSPCTD	607	
6/29/1994	FIELDREV CHG	600	
12/11/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	110 1 1
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:	

