



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR MARTHA S
Owner 2:	DAVIS NOMINEE TRUST
Owner 3:	
Street 1:	47 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a(n) CAPE Building Built about 1977, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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:				Topo		
D				Street	1	PAVED
s				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		0.053		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,590						1,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	214,900		1.890	913,600	1,128,500
Total Card	214,900		1.890	913,600	1,128,500
Total Parcel	214,900		1.890	913,600	1,128,500
Source:	Market Adj Cost	Total Value per SQ unit /Card:		817.40	/Parcel: 817.40

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/08/17
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	186,600	0	1.89	741,600	928,200	928,200	Year end	11/3/2022
2022	101	FV	156,900	0	1.89	686,400	843,300	843,300	Year End Roll	10/19/2021
2021	101	FV	146,700	0	1.89	641,600	788,300	788,300	Year End Roll	10/15/2020
2020	101	FV	130,300	0	1.89	665,600	795,900	795,900	Year End Roll	9/26/2019
2019	101	FV	126,500	0	1.89	648,000	774,500	774,500	Create Final value 2019	6/4/2019
2018	101	FV	126,500	0	1.89	648,000	774,500	774,500	Year End Roll	9/28/2017
2017	101	FV	124,000	0	1.89	641,600	765,600	765,600	Year End Roll	9/29/2016
2016	101	FV	124,000	0	1.89	623,200	747,200	747,200	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS SHERMAN	20884-472		11/28/1990	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

PRINT

Date	Time
09/13/23	16:57:33

LAST REV

Date	Time
03/23/22	15:08:10

USER DEFINED

Prior Id # 1:	110 11 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:	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L COMPLETE	613	
11/14/1995	MEAS+INSPCTD	607	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

