



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	DAVIS TR MARTHA S
Owner 2:	PEACH ORCHARD REALTY 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:	DAVIS SHERMAN P -
Owner 2:	DAVIS PHYLLIS M -
Street 1:	47 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

**NARRATIVE DESCRIPTION**

This Parcel contains 2.17 ACRES of land mainly classified as LAND

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	11.4	1.000	R4									912,000						912,000	
130	LAND		0.333		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									9,990						10,000	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
130			2.170	922,000	922,000	
Total Card			2.170	922,000	922,000	Entered Lot Size
Total Parcel			2.170	922,000	922,000	Total Land:
Source:	Market Adj Cost	Total Value per SQ unit /Card:		N/A	/Parcel:	N/A
		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	130	FV		0	2.17	750,000	750,000	750,000	Year end	11/3/2022
2022	130	FV		0	2.17	694,800	694,800	694,800	Year End Roll	10/19/2021
2021	130	FV		0	2.17	650,000	650,000	650,000	Year End Roll	10/15/2020
2020	130	FV		0	2.17	674,000	674,000	674,000	Year End Roll	9/26/2019
2019	130	FV		0	2.17	656,400	656,400	656,400	Create Final value 2019	6/4/2019
2018	130	FV		0	2.17	656,400	656,400	656,400	Year End Roll	9/28/2017
2017	130	FV		0	2.17	650,000	650,000	650,000	Year End Roll	9/29/2016
2016	130	FV		0	2.17	631,600	631,600	631,600	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 P	28059-120		1/8/1998	CONVENIENC		1 Yes	No			
DAVIS PRESCOTT	13119-137		12/30/1976	FAMILY		No	No			

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	2.16955	Total SF/SM:	94505.59	Parcel LUC:	130 LAND	Prime NB Desc:	RES CAT 4	Total:	921,990	SpI Credit:		Total:	922,000
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