

**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MURRAY HEATHER E KOROSTOFF
Owner 2:	
Owner 3:	
Street 1:	63 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

**PREVIOUS OWNER**

Owner 1:	MURRAY JOHN W -
Owner 2:	MURRAY HEATHER E KOROSTOFF -
Street 1:	63 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

**NARRATIVE DESCRIPTION**

This Parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1963, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 1 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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		0.543		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									16,290						16,300	

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct				
101	1,139,900	17,600	2.380	928,300	2,085,800	2216	0				
							GIS Ref				
							GIS Ref				
							Insp Date				
							05/19/14				
							Parcel ID				
							181 2 0				
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2023	101	FV	1,132,400	17600	2.38	756,300	1,906,300	1,906,300	Year end	11/3/2022	
2022	101	FV	1,102,500	17800	2.38	701,100	1,821,400	1,821,400	Year End Roll	10/19/2021	
2021	101	FV	1,089,100	17800	2.38	656,300	1,763,200	1,763,200	Year End Roll	10/15/2020	
2020	101	FV	1,132,000	17800	2.38	680,300	1,830,100	1,830,100	Year End Roll	9/26/2019	
2019	101	FV	1,102,700	17800	2.38	662,700	1,783,200	1,783,200	Create Final value 2019	6/4/2019	
2018	101	FV	1,102,700	17800	2.38	662,700	1,783,200	1,783,200	Year End Roll	9/28/2017	
2017	101	FV	979,600	17800	2.38	656,300	1,653,700	1,653,700	Year End Roll	9/29/2016	
2016	101	FV	939,400	17800	2.38	637,900	1,595,100	1,595,100	Year End Roll	1/14/2016	
Source: Market Adj Cost							Total Value per SQ unit /Card:	461.73	/Parcel:	461.73	
							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
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2022	101	FV	1,102,500	17800	2.38	701,100	1,821,400	1,821,400	Year End Roll	10/19/2021
2021	101	FV	1,089,100	17800	2.38	656,300	1,763,200	1,763,200	Year End Roll	10/15/2020
2020	101	FV	1,132,000	17800	2.38	680,300	1,830,100	1,830,100	Year End Roll	9/26/2019
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2017	101	FV	979,600	17800	2.38	656,300	1,653,700	1,653,700	Year End Roll	9/29/2016
2016	101	FV	939,400	17800	2.38	637,900	1,595,100	1,595,100	Year End Roll	1/14/2016

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
MURRAY JOHN W,	57402-507		9/6/2011	DIVORCE/ESTA		No	No			
CRAIG STANLEY R	31612-375		7/14/2000		1,050,000	No	No			
CRAIG, STANLEY	26937-395		12/26/1996	CONVENIENC		1	No	No		
LAVINE JEROME	13255-282		8/5/1977		96,000	No	No			

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/30/2015	6038	MANUAL	2,800	C				Insulate attic wit
9/6/2013	5543	RENOVATI	16,000	C				remodel an existin
3/17/2004	2866	W/S FLUE		C				
10/17/2003	2799	DEMOLITI		C	5/29/2004			the middle of 3 ac
6/6/2003	2710	RENO-ADD	340,000	C	5/29/2004			
10/27/1998	1563	RENOVATI	30,000	C	4/17/2000			4/17/00 100%
5/1/1998	1399	ROOF		C	6/4/1998			100% 6/4/98
10/8/1993	364	WDK	8,000	C	12/22/1993			

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/19/2014	MEAS/EXT INS	25	D ERSKINE
10/17/2011	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS/EXT INS	600	
5/29/2004	MEAS/EXT INS	615	
4/17/2000	MEAS+INSPCTD	611	
6/5/1999	MEAS+INSPCTD	602	
6/4/1998	MEAS/EXT INS	602	
2/12/1996	MEAS+INSPCTD	606	
11/16/1995	MEAS+INSPCTD	607	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1:	110 14 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:	

