



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIO MATTHEW
Owner 2:	MADRICK MATINA
Owner 3:	
Street 1:	67 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	WHITE - CHRISTOPHER I
Owner 2:	WHITE - ELLEN E
Street 1:	67 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This Parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1969, Having Primarily WOOD Exterior and TAR+GRAVEL 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		0.023		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									690						700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
101	1,163,100	400	1.860	912,700	2,076,200	z217
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: 412.19						/Parcel: 412.19

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	1,000,500	400	1.86	740,700	1,741,600	1,741,600	Year end	11/3/2022
2022	101	FV	842,700	400	1.86	685,500	1,528,600	1,528,600	Year End Roll	10/19/2021
2021	101	FV	798,200	400	1.86	640,700	1,439,300	1,439,300	Year End Roll	10/15/2020
2020	101	FV	784,300	400	1.86	664,700	1,449,400	1,449,400	Year End Roll	9/26/2019
2019	101	FV	799,600	400	1.86	647,100	1,447,100	1,447,100	Create Final value 2019	6/4/2019
2018	101	FV	799,600	400	1.86	647,100	1,447,100	1,447,100	Year End Roll	9/28/2017
2017	101	FV	750,500	400	1.86	640,700	1,391,600	1,391,600	Year End Roll	9/29/2016
2016	101	FV	735,000	400	1.86	622,300	1,357,700	1,357,700	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
WHITE,CHRISTOPH	75364-590		8/14/2020		1,690,000	No	No			
LINCOLN ROBERT	31231-564		3/21/2000		950,000	No	No			
LINCOLN ROBERT	18865-39		2/11/1988	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/11/2022	R-22-0244	RENOVATI	150,000	O				Replace portico &
11/19/2020	R-20-0213	MANUAL	13,000	C				Replace 2 patio do
12/6/2012	5261	RENOVATI	12,000	C	5/20/2014			reduce the size of
7/21/1993	292	RENO-ADD	82,600	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L EXTERIOR	610	
11/17/1995	MEAS+INSPCTD	607	
12/22/1993	PERMIT VISIT	600	
12/13/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

