

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALLISON GEOFFREY P
Owner 2:	ALLISON LESLEY M
Owner 3:	
Street 1:	75 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.11 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1935, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 9 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:						
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		1.273		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									38,190						38,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	606,300	8,600	3.110	950,200	1,565,100
Total Card	606,300	8,600	3.110	950,200	1,565,100
Total Parcel	606,300	8,600	3.110	950,200	1,565,100
Source:	Market Adj Cost	Total Value per SQ unit /Card:		387.40	/Parcel: 387.40

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	602,000	8600	3.11	778,200	1,388,800	1,388,800	Year end	11/3/2022
2022	101	FV	522,900	9100	3.11	723,000	1,255,000	1,255,000	Year End Roll	10/19/2021
2021	101	FV	489,000	9100	3.11	678,200	1,176,300	1,176,300	Year End Roll	10/15/2020
2020	101	FV	484,800	9100	3.11	702,200	1,196,100	1,196,100	Year End Roll	9/26/2019
2019	101	FV	439,300	9100	3.11	684,600	1,133,000	1,133,000	Create Final value 2019	6/4/2019
2018	101	FV	439,300	9100	3.11	684,600	1,133,000	1,133,000	Year End Roll	9/28/2017
2017	101	FV	423,100	7800	3.11	678,200	1,109,100	1,109,100	Year End Roll	9/29/2016
2016	101	FV	407,000	7800	3.11	659,800	1,074,600	1,074,600	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
GEORGE + RUTH B	19562-139		12/29/1988	FAMILY		No	No			

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
7/22/2020	R-20-0114	SHED	4,900	O	11/18/2020			Install shed
6/4/2019	R-19-0072	ROOF	8,800	C				Strip & re-roof dw
5/14/2019	R-19-0054	SOLAR PA	25,000	C				Installation of 36
10/13/2011	4888	RENOVATI	2,869	C	3/5/2012			add exterior door;
10/3/2008	4061	MANUAL		C				install a wood pel
2/19/1999	1631	KITCHEN	12,000	C	6/5/1999			
11/20/1998	1587	MANUAL		C	6/5/1999			pellet stove

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
6/5/1999	MEAS+INSPCTD	602	
12/6/1995	MEAS/EXT INS	607	
5/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

