



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
59		CONANT RD, LINCOLN
Unit #:		
Owner 1: VANLEER R KARL		
Owner 2: VANLEER RACHEL D		
Owner 3:		
Street 1: 59 CONANT RD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-3906	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	459,500	27,700	7.320	1,123,400	1,610,600
Total Card 459,500 27,700 7.320 1,123,400 1,610,600					
Total Parcel 459,500 27,700 7.320 1,123,400 1,610,600					
Source: Market Adj Cost		Total Value per SQ unit /Card: 568.19		/Parcel: 568.19	

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

Insp Date	10/17/11
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**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	456,100	27700	7.32	971,400	1,455,200	1,455,200	Year end	11/3/2022
2022	101	FV	412,000	26400	7.32	899,400	1,337,800	1,337,800	Year End Roll	10/19/2021
2021	101	FV	384,700	26400	7.32	931,400	1,342,500	1,342,500	Year End Roll	10/15/2020
2020	101	FV	381,300	26400	7.32	931,400	1,339,100	1,339,100	Year End Roll	9/26/2019
2019	101	FV	345,000	26400	7.32	928,200	1,299,600	1,299,600	Create Final value 2019	6/4/2019
2018	101	FV	345,000	26400	7.32	928,200	1,299,600	1,299,600	Year End Roll	9/28/2017
2017	101	FV	335,100	26400	7.32	928,200	1,289,700	1,289,700	Year End Roll	9/29/2016
2016	101	FV	322,200	26400	7.32	876,200	1,224,800	1,224,800	Year End Roll	1/14/2016

**PRINT**

Date	Time
09/13/23	16:59:25

**LAST REV**

Date	Time
02/09/12	12:56:55

brennanp  
293

**USER DEFINED**

Prior Id # 1:	110 21 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:	

**NARRATIVE DESCRIPTION**

This Parcel contains 7.32 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1961, Having Primarily CLAPBOARD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 1 HalfBaths, 0 3/4 Baths, 8 Rooms, and 4 Bdrms.

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VANLEER R KARL	13237-293		7/15/1977	FAMILY		No	No			

**PAT ACCT.**

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**BUILDING PERMITS**

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

**ACTIVITY INFORMATION**

Date	Result	By	Name
10/17/2011	MEAS+INSPCTD	25	D ERSKINE
12/22/2006	MEAS+INSPCTD	100	
8/18/2001	ENTRY DENIED	615	
11/16/1995	MEAS+INSPCTD	607	
5/1/1991	INSPECTED	601	

**PROPERTY FACTORS**

Item	Code	Descip	%	Item	Code	Descip
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

Sign: VERIFICATION OF VISIT NOT DATA

**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	12.4	1.000	R5									992,000						992,000	
101	ONE FAM		4.083		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									122,490						122,500	
101	ONE FAM		0.02		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									600						600	
101	ONE FAM		1.38		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									8,280						8,300	Wetland

Total AC/HA:	7.31955	Total SF/SM:	318839.59	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,123,370	SpI Credit	Total:	1,123,400
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