



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROSS JAMES CHAPMAN
Owner 2:	ROSS CAMILLA LAULUND CHRISTENS
Owner 3:	
Street 1:	9 LEONARD AVEUNE UNIT 1
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: N
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	DAVIS TR - MARTHA S
Owner 2:	MIDDLEFIELD REALTY TRUST -
Street 1:	47 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This Parcel contains 1.9 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 Infru	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		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
130			1.900	913,900	913,900
Total Card			1.900	913,900	913,900
Total Parcel			1.900	913,900	913,900
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
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	130	FV		0	1.9	741,900	741,900	741,900	Year end	11/3/2022
2022	130	FV		0	1.9	686,700	686,700	686,700	Year End Roll	10/19/2021
2021	130	FV		0	1.9	641,900	641,900	641,900	Year End Roll	10/15/2020
2020	130	FV		0	1.9	665,900	665,900	665,900	Year End Roll	9/26/2019
2019	130	FV		0	1.9	648,300	648,300	648,300	Create Final value 2019	6/4/2019
2018	130	FV		0	1.9	648,300	648,300	648,300	Year End Roll	9/28/2017
2017	130	FV		0	1.9	641,900	641,900	641,900	Year End Roll	9/29/2016
2016	130	FV		0	1.9	623,500	623,500	623,500	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
DAVIS TR,MARTHA	80381-569		7/1/2022	MULTI-PARCEL	1,300,000	No	No	
DAVIS SHERMAN P	28059-146		1/8/1998	CONVENIENC		1 Yes	No	
DAVIS PRESCOTT	13621-598		1/8/1979		12,000	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

