



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VALLEY POND CORPORATION		
Owner 2:			
Owner 3:			
Street 1:	PO BOX 195		
Street 2:			
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry	Own Occ: N
Postal:	01773	Type:	

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 30.6 ACRES of land mainly classified as 61BSWIM

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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
811	61BSWIM		80000		SQUARE FE	RECREATION		0	9.5	1.000	R3									760,000			0.25			190,000	
811	61BSWIM		12.613		ACRES	RECREATION		0	30,000.	1.000	R3									378,390			0.25			94,598	
811	61BSWIM		16.15		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									96,900			0.25			24,225	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
811			30.600	308,823	308,823
Total Card			30.600	308,823	308,823
Total Parcel			30.600	308,823	308,823
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	811	FV		0	30.6	1,175,290	1,175,290	293,823	Year end	11/3/2022
2022	811	FV		0	30.6	1,108,090	1,108,090	277,023	Year End Roll	10/19/2021
2021	811	FV		0	30.6	1,035,290	1,035,290	258,823	Year End Roll	10/15/2020
2020	811	FV		0	30.6	1,035,290	1,035,290	258,823	Year End Roll	9/26/2019
2019	811	FV		0	30.6	1,017,690	1,017,690	254,423	Create Final value 2019	6/4/2019
2018	811	FV		0	30.6	1,017,690	1,017,690	254,423	Year End Roll	9/28/2017
2017	811	FV		0	30.6	987,290	987,290	246,823	Year End Roll	9/29/2016
2016	811	FV		0	30.6	972,090	972,090	243,023	Year End Roll	1/14/2016

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VALLEY POND RLT	17121-51		6/20/1986	INTRA-CORP		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

