

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DUDLEY HOLLOW LLC
Owner 2:	
Owner 3:	
Street 1:	34 LANTERN LANE
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	HARRIS TR - NANCY M
Owner 2:	NANCY M HARRIS REVOCABLE TRUST -
Street 1:	19 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3912

NARRATIVE DESCRIPTION

This parcel contains 1.87 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2024, having primarily CLAPBOARD Exterior and 3998 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water	A	SEPTIC
				Sewer		
				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Gas:	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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.033		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,155						1,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.870	2,259,800		959,600	3,219,400
Total Card 1.870 2,259,800 959,600 3,219,400					
Total Parcel 1.870 2,259,800 959,600 3,219,400					
Source: Market Adj Cost		Total Value per SQ unit /Card: 805.25		/Parcel: 805.25	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	492,300	0	1.87	931,600	1,423,900		Year End Roll	12/2/2024
2024	101	FV	485,600	0	1.87	913,000	1,398,600		Year end	11/9/2023
2023	101	FV	482,200	0	1.87	741,000	1,223,200	1,223,200	Year end	11/3/2022
2022	101	FV	437,500	0	1.87	685,800	1,123,300	1,123,300	Year End Roll	10/19/2021
2021	101	FV	396,200	0	1.87	641,000	1,037,200	1,037,200	Year End Roll	10/15/2020
2020	101	FV	392,900	0	1.87	665,000	1,057,900	1,057,900	Year End Roll	9/26/2019
2019	101	FV	365,300	0	1.87	647,400	1,012,700	1,012,700	Create Final va	6/4/2019
2018	101	FV	365,300	0	1.87	647,400	1,012,700	1,012,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HARRIS TR,NANCY	82082-278		10/10/2023		1,355,000	No	No		
HARRIS,MELVYN H	81242-496		2/13/2023	CONVENIENC	99	No	No		
WALEN ROGER S	11535-267		7/8/1968		63,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/8/2024	E-24-0139	NEW HOME		C				
1/4/2024	R-24-0001	NEW HOME	500,000	O				Demo old part of o
12/11/2023	R-23-0294	MANUAL	60,000	C				Foundation only 2
9/18/2002	2583	ROOF	75,000	C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2025	MEAS/EXT INS	6	JN
5/8/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L COMPLETE	610	
12/5/1995	MEAS/EXT INS	607	
12/4/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



**USER DEFINED**

Prior Id # 1: 106 7 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:  
 CivilDistrict:  
 Ratio:

PRINT  
 Date Time  
 09/26/25 14:18:57  
 LAST REV  
 Date Time  
 08/04/25 09:43:13  
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 198

Parcel ID 169 28 0

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