

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	SHEFFI JONATHAN
Owner 2:	FRODYMA JUDYTA
Owner 3:	
Street 1:	48 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	LYTTON TR - MEGHAN K
Owner 2:	MICHAEL LYTTON REVOC TRUST -
Street 1:	48 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.32 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1953, having primarily WOOD Exterior and 4196 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 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
o				Sewer		
n				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		0.483		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									16,905						16,900	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.320	1,660,900	3,500	975,300	2,639,700
Total Card	2.320	1,660,900	3,500	975,300	2,639,700
Total Parcel	2.320	1,660,900	3,500	975,300	2,639,700
Source:	Market Adj Cost	Total Value per SQ unit /Card:		629.10	/Parcel: 629.10

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,352,700	3200	2.32	947,300	2,303,200		Year End Roll	12/2/2024
2024	101	FV	1,284,800	3200	2.32	926,500	2,214,500		Year end	11/9/2023
2023	101	FV	1,119,700	3200	2.32	754,500	1,877,400	1,877,400	Year end	11/3/2022
2022	101	FV	981,100	3900	2.32	699,300	1,684,300	1,684,300	Year End Roll	10/19/2021
2021	101	FV	911,400	3900	2.32	654,500	1,569,800	1,569,800	Year End Roll	10/15/2020
2020	101	FV	990,900	3900	2.32	678,500	1,673,300	1,673,300	Year End Roll	9/26/2019
2019	101	FV	1,038,900	400	2.32	660,900	1,700,200	1,700,200	Create Final va	6/4/2019
2018	101	FV	1,038,900	400	2.32	660,900	1,700,200	1,700,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LYTTON TR,MEGHA	80147-86		7/12/2022		2,650,000	No	No		
LYTTON,MICHAEL	72808-226		6/21/2019	FAMILY		No	No		
DECAPO THOMAS A	46535-144		11/23/2005		1,799,999	No	No		
APPIGNANI BARBA	26580-589		8/14/1996	CHD>SALE	425,000	No	No		
TUNNELL, EST. O	24610-125		6/10/1994		380,000	No	No		
	8077-584		5/19/1953			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2025	P-25-0021	RENOVATI	22,121	C				
10/15/2024	SH-24-0018	SHEET MT	65,558	C				Ductwork, air hand
5/21/2024	R-24-0088	RENOVATI	850,000	O				Replace all window
4/17/2019	R-19-0025	ROOF	23,992	C	6/14/2022			Do roof maintenanc
10/15/2014	5940	WDK	46,000	C				
9/13/2002	2576	RENOVATI	85,000	C	6/17/2003			kitchen
8/12/1997	1250	ADDITION	350,000	C	3/6/1999			

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2025	INFO FM PRMT	7	SB
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/6/2009	MEAS+INSPCTD	25	D ERSKINE
6/17/2003	MEAS/EXT INS	615	
3/6/1999	MEAS+INSPCTD	602	
6/13/1998	MEAS+INSPCTD	602	
11/14/1995	MEAS+INSPCTD	607	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	107 11 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:	

