



**PROPERTY LOCATION**

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

**OWNERSHIP**

Owner 1:	MOLDAVE PETER M
Owner 2:	MOLK LAUREL D
Owner 3:	
Street 1:	40 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3900 Type:

**PREVIOUS OWNER**

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

**NARRATIVE DESCRIPTION**

This parcel contains 3.14 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1957, having primarily CLAPBOARD Exterior and 3228 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bd rms.

**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		0.653		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									22,855						22,900	
101	ONE FAM		0.65		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									4,550						4,600	Wetland

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.140	404,800	300	985,900	1,391,000
Total Card 3.140 404,800 300 985,900 1,391,000					
Total Parcel 3.140 404,800 300 985,900 1,391,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 430.92		/Parcel: 430.92	

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	382,800	300	3.14	957,900	1,341,000		Year End Roll	12/2/2024
2024	101	FV	377,300	300	3.14	935,500	1,313,100		Year end	11/9/2023
2023	101	FV	374,600	300	3.14	763,500	1,138,400	1,138,400	Year end	11/3/2022
2022	101	FV	335,500	400	3.14	708,300	1,044,200	1,044,200	Year End Roll	10/19/2021
2021	101	FV	319,400	400	3.14	663,500	983,300	983,300	Year End Roll	10/15/2020
2020	101	FV	316,600	400	3.14	687,500	1,004,500	1,004,500	Year End Roll	9/26/2019
2019	101	FV	299,900	400	3.14	669,900	970,200	970,200	Create Final va	6/4/2019
2018	101	FV	299,900	400	3.14	669,900	970,200	970,200	Year End Roll	9/28/2017

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PASTORIZA, RUTH	26489-212		7/12/1996		530,000	No	No		
RICH HOWARD L	11678-536		5/19/1969		90,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/26/2022	R-22-0174	INSULATI	12,625	C				Exterior drill & b
5/28/2019	R-19-0064	SOLAR PA	22,000	C	9/6/2019			Install 30 roof mo
3/28/1998	1364	SHED	1,100	C	6/4/1998			100% 6/4/98
7/9/1996	997-96	MANUAL		C	5/29/1997			DEM POOL

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/8/2017	ENTRY DENIED	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L COMPLETE	610	
6/4/1998	MEAS/EXT INS	602	
5/27/1997	MEAS/EXT INS	602	
1/11/1995	MEAS+INSPCTD	607	
12/13/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

