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1 of 1

RESIDENTIAL

Town Of Lincoln

APPRaised: 1,337,200 / 1,337,200
USE VALUE: 1,337,200 / 1,337,200
ASSESSed: 1,337,200 / 1,337,200

Map

Lot

Sublot

Building

Unit

CARD

PROPERTY LOCATION

Table with columns: No, Alt No, Direction/Street/City. Row 1: 34, , CONANT RD, LINCOLN

OWNERSHIP

Table with columns: Owner 1, Owner 2, Owner 3, Street 1, Street 2, Town/City, St/Prov, Postal, Type. Row 1: Owner 1: TEKSTEN RISA R, Street 1: 34 CONANT RD, Town/City: LINCOLN, St/Prov: MA, Postal: 01773-3900

PREVIOUS OWNER

Table with columns: Owner 1, Owner 2, Street 1, Town/City, St/Prov, Postal. Row 1: Owner 1: TEKSTEN - RYAN D, Street 1: 34 CONANT RD, Town/City: LINCOLN, St/Prov: MA, Postal: 01773-3900

NARRATIVE DESCRIPTION

This parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1958, having primarily WOOD Exterior and 2554 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Table with columns: Code, Descrip/No, Amount, Com. Int. (Empty table)

PROPERTY FACTORS

Table with columns: Item, Code, Description, %, Item, Code, Description. Row 1: Z R-1 Single Fam 100 water A SEPTIC, n Sewer, s Street 1 PAVED, t Gas: 4 MEDIUM

LAND SECTION (First 7 lines only)

Table with columns: 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. Row 1: 101 ONE FAM 80000 SQUARE FE PRIME SITE 0 11.98 1.00 R4 958,400 958,400

IN PROCESS APPRAISAL SUMMARY

Table with columns: Use Code, Land Size, Building Value, Yard Items, Land Value, Total Value. Row 1: 101 2.130 375,500 1,200 960,500 1,337,200

PREVIOUS ASSESSMENT

Table with columns: Tax Yr, Use, Cat, Bldg Value, Yrd Items, Land Size, Land Value, Total Value, Asses'd Value, Notes, Date. Row 1: 2025 101 FV 345,600 1100 2.13 932,500 1,279,200 Year End Roll 12/2/2024

SALES INFORMATION

Table with columns: Grantor, Legal Ref, Type, Date, Sale Code, Sale Price, V, Tst, Verif, Notes. Row 1: TEKSTEN,RYAN D 70759-501 3/21/2018 CONVENIENC 1 No No rebuild a retainin

BUILDING PERMITS

Table with columns: Date, Number, Descrip, Amount, C/O, Last Visit, Fed Code, F. Descrip, Comment. Row 1: 9/18/2013 5552 MANUAL 17,000 C rebuild a retainin

ACTIVITY INFORMATION

Table with columns: Date, Result, By, Name. Row 1: 3/6/2025 MEAS/EXT INS 6 JN

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Table with columns: Prior Id # 1, Prior Id # 2, Prior Id # 3, ASR Map, Fact Dist, Reval Dist, Year, LandReason, BldReason, CivilDistrict, Ratio. Row 1: Prior Id # 1: 107 15 0

PRINT

Table with columns: Date, Time. Row 1: 09/26/25 14:19:49

LAST REV

Table with columns: Date, Time. Row 1: 03/14/25 10:33:49

apro 206

!206!

Total AC/HA: 2.12955 Total SF/SM: 92763 Parcel LUC: 101 ONE FAM Prime NB Desc RES CAT 4 Total: 960,451 Spl Credit Total: 960,500

