



PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		CONANT RD, LINCOLN
Unit #:		
Owner 1: FLORES JOE B		
Owner 2:		
Owner 3:		
Street 1: PO BOX 6277		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773-6278	Type:

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.800	693,300	89,000	990,400	1,772,700
Total Card 2.800 693,300 89,000 990,400 1,772,700					
Total Parcel 2.800 693,300 89,000 990,400 1,772,700					
Source: Market Adj Cost		Total Value per SQ unit /Card: 508.23		/Parcel: 508.23	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/19/14
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OWNERSHIP

Owner 1: FLORES JOE B
Owner 2:
Owner 3:
Street 1: PO BOX 6277
Street 2:
Twn/City: LINCOLN
St/Prov: MA Cntry: Own Occ: Y
Postal: 01773-6278 Type:

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	638,000	83200	2.8	962,400	1,683,600		Year End Roll	12/2/2024
2024	101	FV	631,000	83200	2.8	939,500	1,653,700		Year end	11/9/2023
2023	101	FV	546,200	83200	2.8	767,500	1,396,900	1,396,900	Year end	11/3/2022
2022	101	FV	469,400	87100	2.8	712,300	1,268,800	1,268,800	Year End Roll	10/19/2021
2021	101	FV	433,900	87100	2.8	667,500	1,188,500	1,188,500	Year End Roll	10/15/2020
2020	101	FV	426,800	87100	2.8	691,500	1,205,400	1,205,400	Year End Roll	9/26/2019
2019	101	FV	404,700	87100	2.8	673,900	1,165,700	1,165,700	Create Final va	6/4/2019
2018	101	FV	404,700	87100	2.8	673,900	1,165,700	1,165,700	Year End Roll	9/28/2017

Parcel ID 169 7 0

!207!

USER DEFINED

Prior Id # 1:	107 16 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:	

NARRATIVE DESCRIPTION

This parcel contains 2.8 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1964, having primarily CLAPBOARD Exterior and 3488 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 4 Bdrms.

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITNEY JR THOM	57328-203		8/22/2011		900,000	No	No		
RUGO HENRY J TR	47773-360		7/7/2006	CONVENIENC	10	No	No		
RUGO HENRY J,	47054-490		3/2/2006	FAMILY	10	No	No		
	10349-12		9/19/1963			No	No		

PAT ACCT.

blakeley	207
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OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/6/2019	R-19-0073	FENCE	35,000	C				Install a white ce
7/5/2016	6492	MANUAL		C				Extend stone wall
7/30/2014	5852	MANUAL	85	C				
11/22/2013	5608	BARN		C				allow framing chan
7/17/2013	5480	BARN	250,000	C	5/2/2019			construct horse st
10/4/2011	4876	KITCHEN	15,000	C				Replace kit cabine

ACTIVITY INFORMATION

Date	Result	By	Name
5/18/2015	PERMIT VISIT	619	DH
5/19/2014	MEAS/EXT INS	25	D ERSKINE
5/31/2012	SALES INSP	618	G BOURGAULT
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	ENTRY DENIED	613	
12/6/1995	MEAS/EXT INS	607	
10/1/1983	INSPECTED	601	

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		0.903		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									31,605						31,600	
101	ONE FAM		0.06		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									420						400	Wetland

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA: 2.79955	Total SF/SM: 121948	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 4	Total: 990,425	SpI Credit	Total: 990,400
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