

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

No	Alt No	Direction/Street/City
5		OLD CONANT RD, LINCOLN

OWNERSHIP

Owner 1:	WANG TUAN-YU
Owner 2:	KING CHIALIN
Owner 3:	
Street 1:	5 OLD CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MACKLIN - JEFFERSON E
Owner 2:	MACKLIN - SHANNON R
Street 1:	5 OLD CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 1.924 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1960, having primarily CLAPBOARD Exterior and 2106 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 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
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	9.98	1.00	R3									798,400						798,400	
101	ONE FAM		0.01217		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									426						400	
132	UNDEV		0.075		ACRES	CONS RESTR	0.2	0	35,000.	0.20	R3									525						500	Cons Restr

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
132	0.075			500	500
101	1.849	678,200	4,400	798,800	1,481,400
Total Card		1.924	678,200	4,400	799,300
Total Parcel		1.924	678,200	4,400	799,300
Source: Market Adj Cost		Total Value per SQ unit /Card:		703.66	/Parcel: 703.66

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	626,400	4100	1.924	776,100	1,406,600		Year End Roll	12/2/2024
2024	101	FV	619,500	4100	1.924	760,900	1,384,500		Year end	11/9/2023
2023	101	FV	536,500	4100	1.924	700,900	1,241,500	1,241,500	Year end	11/3/2022
2022	101	FV	461,100	4400	1.924	633,700	1,099,200	1,099,200	Year End Roll	10/19/2021
2021	101	FV	426,500	4400	1.924	560,900	991,800	991,800	Year End Roll	10/15/2020
2020	101	FV	419,600	4400	1.924	560,900	984,900	984,900	Year End Roll	9/26/2019
2019	101	FV	397,900	4400	1.924	543,300	945,600	945,600	Create Final va	6/4/2019
2018	101	FV	397,900	4400	1.924	543,300	945,600	945,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MACKLIN,JEFFERS	63570-535		5/2/2014		971,000	No	No		
HORNSTEIN DAVID	44399-488		12/30/2004		895,000	No	No		
SYKES DAVID F,	44005-186		10/29/2004	SUBSEQUENT S	840,000	No	No		
SYKES DAVID F,	42437-546		4/8/2004	CONVENIENC		1	No	No	
SYKES MARGARET	20847-325		10/31/1990			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/23/2017	6896	RENO-ADD	45,000	O	11/26/2018			Add an unheated su
3/25/2015	6034	KITCHEN	12,000	C	6/17/2015			Kitchen remodel
5/28/2014	5762	RENOVATI	29,644	C	5/20/2015			Remodel upstairs b
5/9/2014	5737	RENOVATI	45,166	C	5/20/2015			Remodel bathroom
10/13/2004	3067	W/S FLUE		C	3/14/2005			
6/28/2000	2012	ROOF		C	6/30/2001			

ACTIVITY INFORMATION

Date	Result	By	Name
5/20/2015	PERMIT VISIT	619	DH
10/17/2011	MEAS/EXT INS	25	D ERSKINE
5/17/2005	MEAS/EXT INS	600	
9/15/2001	M&L COMPLETE	615	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	109 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:	

