

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	GREENBAUM VERONICA A
Owner 2:	
Owner 3:	
Street 1:	94 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	HEART - FRANK E
Owner 2:	HEART - JANE S
Street 1:	94 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This parcel contains 2.13 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1965, having primarily WOOD Exterior and 2809 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 8 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		0.253		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									8,855						8,900	
101	ONE FAM		0.04		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									280						300	Wetland

Total AC/HA:	2.12955	Total SF/SM:	92763	Parcel LUC:	101 ONE FAM	Prime NB Desc	RES CAT 3	Total:	807,535	SpI Credit		Total:	807,600
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.130	412,100		807,600	1,219,700
Total Card 2.130 412,100 807,600 1,219,700					
Total Parcel 2.130 412,100 807,600 1,219,700					
Source: Market Adj Cost		Total Value per SQ unit /Card:		434.21	/Parcel: 434.21

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit 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	423,900	1000	2.13	784,400	1,209,300		Year End Roll	12/2/2024
2024	101	FV	419,100	1000	2.13	767,800	1,187,900		Year end	11/9/2023
2023	101	FV	360,900	1000	2.13	707,800	1,069,700	1,069,700	Year end	11/3/2022
2022	101	FV	308,300	1000	2.13	640,600	949,900	949,900	Year End Roll	10/19/2021
2021	101	FV	289,200	1000	2.13	567,800	858,000	858,000	Year End Roll	10/15/2020
2020	101	FV	284,300	1000	2.13	567,800	853,100	853,100	Year End Roll	9/26/2019
2019	101	FV	281,800	1000	2.13	550,200	833,000	833,000	Create Final va	6/4/2019
2018	101	FV	281,800	1000	2.13	550,200	833,000	833,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HEART,FRANK E	65924-42		8/17/2015		893,000	No	No		
	10821-428		5/19/1965		11,000	No	No		

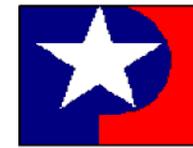
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
5/10/2017	MEAS DENIED	4	JG
2/18/2016	SALES INSP	618	G BOURGAULT
7/9/2008	MEAS/EXT INS	25	D ERSKINE
9/26/2001	M&L COMPLETE	613	
1/25/1996	MEAS+INSPCTD	606	
5/3/1994	FIELDREV CHG	600	
9/15/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	109 8 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:	

PRINT

Date	Time
09/26/25	14:22:02

LAST REV

Date	Time
03/19/25	09:40:56

apro	231
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