

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	NOWAK MARTIN
Owner 2:	NOWAK URSULA
Owner 3:	
Street 1:	33 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

PREVIOUS OWNER

Owner 1:	TARTAGLIA NUNZIO A -
Owner 2:	TARTAGLIA HOLLACE A -
Street 1:	33 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3912

NARRATIVE DESCRIPTION

This parcel contains 4. ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1986, having primarily WOOD Exterior and 5002 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		2.163		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									75,705						75,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4.000	1,561,600	24,500	1,034,100	2,620,200
Total Card 4.000 1,561,600 24,500 1,034,100 2,620,200					
Total Parcel 4.000 1,561,600 24,500 1,034,100 2,620,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 523.83		/Parcel: 523.83	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,475,800	22800	4.	1,006,100	2,504,700		Year End Roll	12/2/2024
2024	101	FV	1,424,200	22800	4.	976,900	2,423,900		Year end	11/9/2023
2023	101	FV	1,235,400	22800	4.	804,900	2,063,100	2,063,100	Year end	11/3/2022
2022	101	FV	1,055,100	22800	4.	749,700	1,827,600	1,827,600	Year End Roll	10/19/2021
2021	101	FV	1,025,700	22800	4.	704,900	1,753,400	1,753,400	Year End Roll	10/15/2020
2020	101	FV	1,057,200	22800	4.	728,900	1,808,900	1,808,900	Year End Roll	9/26/2019
2019	101	FV	1,072,400	15300	4.	711,300	1,799,000	1,799,000	Create Final va	6/4/2019
2018	101	FV	1,072,400	15300	4.	711,300	1,799,000	1,799,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TARTAGLIA NUNZI	37145-59		11/22/2002		1,575,000	No	No		
ROGERS DIANA V	22155-474		6/25/1992		930,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/17/2012	5200	SOLAR PA	22,000	C				install roof mount
6/5/2012	5055	ROOF		C				strip & re-roof ho

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
10/6/2009	MEAS/EXT INS	25	D ERSKINE
12/13/2003	MEAS+INSPCTD	615	
8/18/2001	M&L EXTERIOR	615	
11/10/1995	MEAS+INSPCTD	607	
6/29/1994	FIELDREV CHG	600	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	110 1 1
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	14:25:59

LAST REV

Date	Time
10/16/18	15:53:10

apro	280
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