Total Card / Total Parcel
APPRAISED: 1,215,000 / 1,215,000
USE VALUE: 1,215,000 / 1,215,000
ASSESSED: 1,215,000 / 1,215,000

PROPERTY LOCATION

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

OWNERSHIP

Unit #:

Owner 1:	DAVIS TR MARTHA S
Owner 2:	DAVIS NOMINEE TRUST
Owner 3:	
Street 1:	47 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA	Cntry		Own Occ: N
Postal:	01773-3906		Type:	

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:		Cntry	
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 1.89 ACRES of land mainly classified as ONE FAM with a CAPE Building built about 1977, having primarily WOOD SHING Exterior and 1381 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.890	254,700		960,300	1,215,000
Total Card	1.890	254,700		960,300	1,215,000
Total Parcel	1.890	254,700		960,300	1,215,000

Source: Market Adj Cost   Total Value per SQ unit /Card: 880.05   /Parcel: 880.05

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct 0

GIS Ref

GIS Ref

Insp Date 05/08/17

PREVIOUS ASSESSMENT

Parcel ID: 169 18 0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	227,600	0	1.89	932,300	1,159,900		Year End Roll	12/2/2024
2024	101	FV	214,900	0	1.89	913,600	1,128,500		Year end	11/9/2023
2023	101	FV	186,600	0	1.89	741,600	928,200	928,200	Year end	11/3/2022
2022	101	FV	156,900	0	1.89	686,400	843,300	843,300	Year End Roll	10/19/2021
2021	101	FV	146,700	0	1.89	641,600	788,300	788,300	Year End Roll	10/15/2020
2020	101	FV	130,300	0	1.89	665,600	795,900	795,900	Year End Roll	9/26/2019
2019	101	FV	126,500	0	1.89	648,000	774,500	774,500	Create Final va	6/4/2019
2018	101	FV	126,500	0	1.89	648,000	774,500	774,500	Year End Roll	9/28/2017

!282!

PRINT

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

LAST REV

Date	Time
06/13/25	15:12:41

apro

SALES INFORMATION

TAX DISTRICT   PAT ACCT. 282

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS SHERMAN	20884-472		11/28/1990	FAMILY		No	No		

USER DEFINED

Prior Id # 1:	110 11 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:	

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

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/1/2024	E-24-0136	MANUAL	3,750	C				
12/15/2023	R-23-0298	KITCHEN	101,842	C				Renovate 2 bathroo

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L COMPLETE	613	
11/14/1995	MEAS+INSPCTD	607	
12/1/1987	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA   __/___/__

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 Influ	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		0.053		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									1,855						1,900	

Total AC/HA: 1.88955   Total SF/SM: 82309   Parcel LUC: 101   ONE FAM   Prime NB Desc: RES CAT 4   Total: 960,255   Spl Credit   Total: 960,300

EXTERIOR INFORMATION

Type:	5 - CAPE
Sty Ht:	1H - 1H
(Liv) Units:	1 Total: 1
Foundation:	1 - CONCRETE
Frame:	1 - WOOD
Prime Wall:	1 - WOOD SHING
Sec Wall:	%
Roof Struct:	1 - GABLE
Roof Cover:	1 - ASPHALT
Color:	
View / Desir:	

GENERAL INFORMATION

Grade:	D+ - FAIR (+)
Year Blt: 1977	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdict:	Fact: .
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wal	1 - DRYWALL
Sec Int Wall:	%
Partition:	T - TYPICAL
Prim Floors:	4 - CARPET
Sec Floors:	3 - HARDWOO 50 %
Bsmnt Flr:	
Subfloor:	
Bsmnt Gar:	
Electric:	3 - TYPICAL
Insulation:	2 - TYPICAL
Int vs Ext:	S
Heat Fuel:	1 - OIL
Heat Type:	3 - FORCED H/W
# Heat Sys:	1
% Heated: 100	% AC: 0
Solar HW: NO	Central Vac: NO
% Com Wal 0	% Sprinkled 0

BATH FEATURES

Full Bath	2	Rating:	GOOD
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	AVERAGE

OTHER FEATURES

Kits:	1	Rating:	GOOD
A Kits:		Rating:	
Frpl:	1	Rating:	AVERAGE
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1ST FLOOR
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	22. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		22.5 %

CALC SUMMARY

Basic $ / SQ:	158.00
Size Adj.:	1.31497169
Const Adj.:	1.00999999
Adj $ / SQ:	209.843
Other Features:	59250
Grade Factor:	0.80
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	328612
Depreciation:	73938
Depreciated Total:	254675

COMMENTS

RESIDENTIAL GRID

1st Res Grid		Desc: Line 1						# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other										
Upper										
Lvl 2										
Lvl 1										
Lower										
Totals	RMs: 7		BRs: 4		Baths: 2		HB			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	1
Totals			
1	7	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val 667770.7753
Juris. Factor:		Before Depr:	167.87
Special Features:	0	Val/Su Net:	94.51
Final Total:	254700	Val/Su SzAd	239.83

SKETCH

Labels: STG (12, 8, 12, 8); WDK (8, 6, 8, 6); ATC FFL BMT; OSP (18, 6, 18); dimensions 20, 26, 27, 18, 15, 8, 6

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	BASEMENT	1,062	52.460	55,713
FFL	1ST FLOOR	1,062	209.840	222,853
ATC	ATTIC	319	209.840	66,856
OSP	SCRN PORCH	108	24.070	2,600
STG	STORAGE	96	16.050	1,541
WDK	WOOD DECK	48	40.660	1,952

Net Sketched Area:	2,695	Total:	351,515
Size Ad	1062 Gross Area	3438 FinArea	1381

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro **Patriot Properties, Inc**

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID 169 18 0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N	Total Yard Items:		Total Special Featues:		Total: