

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR MARTHA S
Owner 2:	PEACH ORCHARD REALTY 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:	DAVIS SHERMAN P -
Owner 2:	DAVIS PHYLLIS M -
Street 1:	47 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This Parcel contains 2.17 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
130	LAND		80000		SQUARE FE	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
130	LAND		0.333		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									11,655						11,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
130	2.170			970,100	970,100
Total Card		2.170		970,100	970,100
Total Parcel		2.170		970,100	970,100
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	2.17	942,100	942,100		Year End Roll	12/2/2024
2024	130	FV		0	2.17	922,000	922,000		Year end	11/9/2023
2023	130	FV		0	2.17	750,000	750,000	750,000	Year end	11/3/2022
2022	130	FV		0	2.17	694,800	694,800	694,800	Year End Roll	10/19/2021
2021	130	FV		0	2.17	650,000	650,000	650,000	Year End Roll	10/15/2020
2020	130	FV		0	2.17	674,000	674,000	674,000	Year End Roll	9/26/2019
2019	130	FV		0	2.17	656,400	656,400	656,400	Create Final va	6/4/2019
2018	130	FV		0	2.17	656,400	656,400	656,400	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS SHERMAN P	28059-120		1/8/1998	CONVENIENC		1	Yes	No	
DAVIS PRESCOTT	13119-137		12/30/1976	FAMILY			No	No	

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	110 13 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	14:26:21

LAST REV

Date	Time
03/23/22	16:04:39

blakeley 284

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