

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ATKINS JAMES PERRY
Owner 2:	ATKINS DAYNA KATHERINE
Owner 3:	
Street 1:	63 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	MURRAY - HEATHER E KOROSTOFF
Owner 2:	-
Street 1:	63 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 2.38 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1963, having primarily WOOD SHING Exterior and 4517 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 5 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		0.543		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									19,005						19,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.380	1,179,000	19,000	977,400	2,175,400
Total Card 2.380 1,179,000 19,000 977,400 2,175,400					
Total Parcel 2.380 1,179,000 19,000 977,400 2,175,400					
Source: Market Adj Cost		Total Value per SQ unit /Card:		481.56	/Parcel: 481.56

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,183,900	17600	2.38	949,400	2,150,900		Year End Roll	12/2/2024
2024	101	FV	1,139,900	17600	2.38	928,300	2,085,800		Year end	11/9/2023
2023	101	FV	1,132,400	17600	2.38	756,300	1,906,300	1,906,300	Year end	11/3/2022
2022	101	FV	1,102,500	17800	2.38	701,100	1,821,400	1,821,400	Year End Roll	10/19/2021
2021	101	FV	1,089,100	17800	2.38	656,300	1,763,200	1,763,200	Year End Roll	10/15/2020
2020	101	FV	1,132,000	17800	2.38	680,300	1,830,100	1,830,100	Year End Roll	9/26/2019
2019	101	FV	1,102,700	17800	2.38	662,700	1,783,200	1,783,200	Create Final va	6/4/2019
2018	101	FV	1,102,700	17800	2.38	662,700	1,783,200	1,783,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MURRAY,HEATHER	83653-563		1/6/2025		2,275,000	No	No		
MURRAY JOHN W,	57402-507		9/6/2011	DIVORCE/ESTA		No	No		
CRAIG STANLEY R	31612-375		7/14/2000		1,050,000	No	No		
CRAIG, STANLEY	26937-395		12/26/1996	CONVENIENC		1	No	No	
LAVINE JEROME	13255-282		8/5/1977		96,000	No	No		

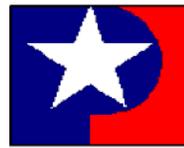
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/12/2025	R-25-0099	BATH	56,000	O				
1/21/2025	R-25-0016	KITCHEN	35,500	O				Replacing oven & r
3/30/2015	6038	MANUAL	2,800	C				Insulate attic wit
9/6/2013	5543	RENOVATI	16,000	C				remodel an existin
3/17/2004	2866	W/S FLUE		C				
10/17/2003	2799	DEMOLITI		C	5/29/2004			the middle of 3 ac
6/6/2003	2710	RENO-ADD	340,000	C	5/13/2005			
10/27/1998	1563	RENOVATI	30,000	C	4/17/2000			4/17/00 100%
5/1/1998	1399	ROOF		C	6/4/1998			100% 6/4/98
10/8/1993	364	WDK	8,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
5/19/2014	MEAS/EXT INS	25	D ERSKINE
10/17/2011	MEAS/EXT INS	25	D ERSKINE
5/13/2005	MEAS/EXT INS	600	
5/29/2004	MEAS/EXT INS	615	
4/17/2000	MEAS+INSPCTD	611	
6/5/1999	MEAS+INSPCTD	602	
6/4/1998	MEAS/EXT INS	602	
2/12/1996	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



**Patriot**  
Properties Inc.

USER DEFINED

Prior Id # 1:	110 14 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	14:26:25

LAST REV

Date	Time
07/22/25	12:56:51

apro	285
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