

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MATTES SARA A
Owner 2:	RITZ JEROME
Owner 3:	
Street 1:	71 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1979, having primarily WOOD Exterior and 4139 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 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		0.023		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									805						800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.860	964,200	4,900	959,200	1,928,300
Total Card 1.860 964,200 4,900 959,200 1,928,300					
Total Parcel 1.860 964,200 4,900 959,200 1,928,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 465.91		/Parcel: 465.91	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	884,400	4600	1.86	931,200	1,820,200		Year End Roll	12/2/2024
2024	101	FV	874,100	4600	1.86	912,700	1,791,400		Year end	11/9/2023
2023	101	FV	750,800	4600	1.86	740,700	1,496,100	1,496,100	Year end	11/3/2022
2022	101	FV	625,600	5500	1.86	685,500	1,316,600	1,316,600	Year End Roll	10/19/2021
2021	101	FV	575,200	5500	1.86	640,700	1,221,400	1,221,400	Year End Roll	10/15/2020
2020	101	FV	565,200	5500	1.86	664,700	1,235,400	1,235,400	Year End Roll	9/26/2019
2019	101	FV	535,600	5500	1.86	647,100	1,188,200	1,188,200	Create Final va	6/4/2019
2018	101	FV	535,600	5500	1.86	647,100	1,188,200	1,188,200	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVY EDGAR	13493-588		7/19/1978		52,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2025	R-25-0087	ROOF	7,809	C				
9/13/2016	6555	SIDING	50	C				Replace damaged si
12/15/2012	5263	ROOF	13,200	C				strip & re-roof 90
11/9/2012	5228	SOLAR PA	34,000	C				install roof mount
11/14/2002	2616	MANUAL	1,500	C	6/27/2003			cut in new window,

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS+INSPCTD	622	K Cuoco
10/6/2009	MEAS+INSPCTD	25	D ERSKINE
6/27/2003	MEAS/EXT INS	615	
11/18/2000	M&L EXTERIOR	610	
11/17/1995	MEAS+INSPCTD	607	
2/22/1995	MEAS/EXT INS	601	
1/7/1993	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1:	110 16 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:	

