

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ALLISON GEOFFREY P
Owner 2:	ALLISON LESLEY M
Owner 3:	
Street 1:	75 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 3.11 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1935, having primarily WOOD SHING Exterior and 4040 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 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		1.273		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									44,555						44,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3.110	650,700	11,300	1,003,000	1,665,000
Total Card 3.110 650,700 11,300 1,003,000 1,665,000					
Total Parcel 3.110 650,700 11,300 1,003,000 1,665,000					
Source: Market Adj Cost		Total Value per SQ unit /Card: 412.13		/Parcel: 412.13	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	614,900	10500	3.11	975,000	1,600,400		Year End Roll	12/2/2024
2024	101	FV	606,300	8600	3.11	950,200	1,565,100		Year end	11/9/2023
2023	101	FV	602,000	8600	3.11	778,200	1,388,800	1,388,800	Year end	11/3/2022
2022	101	FV	522,900	9100	3.11	723,000	1,255,000	1,255,000	Year End Roll	10/19/2021
2021	101	FV	489,000	9100	3.11	678,200	1,176,300	1,176,300	Year End Roll	10/15/2020
2020	101	FV	484,800	9100	3.11	702,200	1,196,100	1,196,100	Year End Roll	9/26/2019
2019	101	FV	439,300	9100	3.11	684,600	1,133,000	1,133,000	Create Final va	6/4/2019
2018	101	FV	439,300	9100	3.11	684,600	1,133,000	1,133,000	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GEORGE + RUTH B	19562-139		12/29/1988	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/22/2020	R-20-0114	SHED	4,900	O	11/18/2020			Install shed
6/4/2019	R-19-0072	ROOF	8,800	C				Strip & re-roof dw
5/14/2019	R-19-0054	SOLAR PA	25,000	C				Installation of 36
10/13/2011	4888	RENOVATI	2,869	C	3/5/2012			add exterior door;
10/3/2008	4061	MANUAL		C				install a wood pel
2/19/1999	1631	KITCHEN	12,000	C	6/5/1999			
11/20/1998	1587	MANUAL		C	6/5/1999			pellet stove

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
6/5/1999	MEAS+INSPCTD	602	
12/6/1995	MEAS/EXT INS	607	
5/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



USER DEFINED

Prior Id # 1: 110 17 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:

