

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DOE BARBARA
Owner 2:	
Owner 3:	
Street 1:	89 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	Burk - Prescott R
Owner 2:	Burk - Lucinda F
Street 1:	89 Conant Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This parcel contains 1.867 ACRES of land mainly classified as ONE FAM with a CONVENT'NL Building built about 1990, having primarily WOOD SHING Exterior and 2666 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 7 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		
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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		0.03		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									210						200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.867	724,300	25,200	1,042,600	1,792,100
Total Card					
Total Parcel					
Source: Market Adj Cost		Total Value per SQ unit /Card:		/Parcel: 672.26	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	639,100	23600	1.867	1,012,200	1,674,900		Year End Roll	12/2/2024
2024	101	FV	627,200	23600	1.867	992,200	1,643,000		Year end	11/9/2023
2023	101	FV	623,200	23600	1.867	840,200	1,487,000	1,487,000	Year end	11/3/2022
2022	101	FV	546,400	32400	1.867	768,200	1,347,000	1,347,000	Year End Roll	10/19/2021
2021	101	FV	481,700	32400	1.867	800,200	1,314,300	1,314,300	Year End Roll	10/15/2020
2020	101	FV	436,200	32400	1.867	800,200	1,268,800	1,268,800	Year End Roll	9/26/2019
2019	101	FV	434,300	32400	1.867	797,000	1,263,700	1,263,700	Create Final va	6/4/2019
2018	101	FV	434,300	32400	1.867	797,000	1,263,700	1,263,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Burk,Prescott R	60622-22		12/3/2012	CHD>SALE	1,145,625	No	No		
BURK GEORGE + R	19633-11		2/3/1989	FAMILY		No	No		

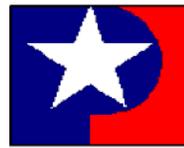
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/17/2019	R-19-0214	BATH	15,000	C	2/25/2020			Construct bathroom
7/3/2014	5813	SOLAR PA	10,000	C	8/7/2014			Installation of ro
10/3/2013	5568	MANUAL	94,000	C				sheet metal work f
7/15/2013	5473	RENOVATI	1,200,000	C	5/19/2014			reconstruct deck;r
4/9/2013	5370	MANUAL	5,000	C				sheet metal work f
1/11/2013	5294	RENOVATI	50,000	C	6/17/2013			reno 1st fl bth &
11/20/2008	4100	MANUAL		C				install wood burni

ACTIVITY INFORMATION

Date	Result	By	Name
5/19/2014	MEAS+INSPCTD	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L COMPLETE	610	
11/17/1995	MEAS+INSPCTD	607	
1/31/1994	FIELDREV CHG	600	
1/10/1994	LEFT NOTICE	600	
11/7/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	110 19 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:	

