

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOOK TR JONATHAN E
Owner 2:	SHEEHY TR KRISTINE M
Owner 3:	HYDE PARK NOMINEE TRUST
Street 1:	55 BLACK OAK ROAD
Street 2:	
Twn/City:	WESTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02493 Type:

PREVIOUS OWNER

Owner 1:	VANLEER - R KARL
Owner 2:	VANLEER - RACHEL D
Street 1:	C/O SARAH ADOLPH 16 ROSEMARY ST
Twn/City:	AMHERST
St/Prov:	MA Cntry
Postal:	01002

NARRATIVE DESCRIPTION

This parcel contains 7.32 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 1961, having primarily CLAPBOARD Exterior and 2835 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 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	13.03	1.00	R5									1,042,400						1,042,400	
101	ONE FAM		4.083		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									142,905						142,900	
101	ONE FAM		0.02		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									700						700	
101	ONE FAM		1.38		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									9,660						9,700	Wetland

Total AC/HA:	7.31955	Total SF/SM:	318840	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 5	Total:	1,195,665	SpI Credit	Total:	1,195,700
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	7.320	493,200	29,600	1,195,700	1,718,500
Total Card 7.320 493,200 29,600 1,195,700 1,718,500					
Total Parcel 7.320 493,200 29,600 1,195,700 1,718,500					
Source: Market Adj Cost		Total Value per SQ unit /Card:		606.26	/Parcel: 606.26

Legal Description	User Acct
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	466,200	27700	7.32	1,165,300	1,659,200		Year End Roll	12/2/2024
2024	101	FV	459,500	27700	7.32	1,123,400	1,610,600		Year end	11/9/2023
2023	101	FV	456,100	27700	7.32	971,400	1,455,200	1,455,200	Year end	11/3/2022
2022	101	FV	412,000	26400	7.32	899,400	1,337,800	1,337,800	Year End Roll	10/19/2021
2021	101	FV	384,700	26400	7.32	931,400	1,342,500	1,342,500	Year End Roll	10/15/2020
2020	101	FV	381,300	26400	7.32	931,400	1,339,100	1,339,100	Year End Roll	9/26/2019
2019	101	FV	345,000	26400	7.32	928,200	1,299,600	1,299,600	Create Final va	6/4/2019
2018	101	FV	345,000	26400	7.32	928,200	1,299,600	1,299,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VANLEER,R KARL	83677-334		1/14/2025		3,750,000	No	No		estate sale no mls
VANLEER R KARL	13237-293		7/15/1977	FAMILY		No	No		

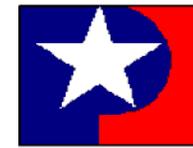
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/23/2025	R-25-134	DEMOLITI	30,000	O				

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025		6	JN
10/17/2011	MEAS+INSPCTD	25	D ERSKINE
12/22/2006	MEAS+INSPCTD	100	
8/18/2001	ENTRY DENIED	615	
11/16/1995	MEAS+INSPCTD	607	
5/1/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	110 21 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	14:27:17

LAST REV

Date	Time
07/22/25	11:30:33

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