

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ROSS JAMES CHAPMAN
Owner 2:	ROSS CAMILLA LAULUND CHRISTENS
Owner 3:	
Street 1:	9 LEONARD AVENUE UNIT 1
Street 2:	
Twn/City:	CAMBRIDGE
St/Prov:	MA Cntry Own Occ: N
Postal:	02139 Type:

PREVIOUS OWNER

Owner 1:	DAVIS TR - MARTHA S
Owner 2:	MIDDLEFIELD REALTY TRUST -
Street 1:	47 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This parcel contains 1.9 ACRES of land mainly classified as ONE FAM with a COLONIAL Building built about 2024, having primarily VINYL Exterior and 5025 Square Feet, with 0 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

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	11.98	1.00	R4									958,400						958,400	
130	LAND		0.063		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									2,205						2,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
130	0.063			2,200	2,200	
101	1.837	1,032,900	33,500	958,400	2,024,800	
Total Card		1.900	1,032,900	33,500	960,600	2,027,000
Total Parcel		1.900	1,032,900	33,500	960,600	2,027,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 403.38		/Parcel: 403.38		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	130	FV		0	1.9	932,600	932,600		Year End Roll	12/2/2024
2024	130	FV		0	1.9	913,900	913,900		Year end	11/9/2023
2023	130	FV		0	1.9	741,900	741,900	741,900	Year end	11/3/2022
2022	130	FV		0	1.9	686,700	686,700	686,700	Year End Roll	10/19/2021
2021	130	FV		0	1.9	641,900	641,900	641,900	Year End Roll	10/15/2020
2020	130	FV		0	1.9	665,900	665,900	665,900	Year End Roll	9/26/2019
2019	130	FV		0	1.9	648,300	648,300	648,300	Create Final va	6/4/2019
2018	130	FV		0	1.9	648,300	648,300	648,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
DAVIS TR,MARTHA	80381-569		7/1/2022	MULTI-PARCEL	1,300,000	No	No		
DAVIS SHERMAN P	28059-146		1/8/1998	CONVENIENC		1	Yes	No	
DAVIS PRESCOTT	13621-598		1/8/1979		12,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/23/2025	R-25-0018	SOLAR PA	74,601	C				
5/2/2024	SH-24-0009	SHEET MT	40,000	C				Install 3 fully du
11/13/2023	R-23-0277	NEW HOME	1,000,000	O				Construct new home
9/19/2023	R-23-0226	NEW HOME	50,000	C				Install sediment b

ACTIVITY INFORMATION

Date	Result	By	Name
7/28/2025	MEAS/EXT INS	6	JN

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	110 22 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:	

