

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BOOK TR JONTHAN E			
Owner 2:	SHEEHY TR KRISTINE M			
Owner 3:	MAYFAIR 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 - RACHEL D		
Owner 2:	-		
Street 1:	59 CONANT RD		
Twn/City:	LINCOLN		
St/Prov:	MA	Cntry:	
Postal:	01773-3906		

NARRATIVE DESCRIPTION

This Parcel contains 2.13 ACRES of land mainly classified as LAND

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 Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		80000		SQUARE FEET	PRIME SITE		0	11.98	1.00	R4									958,400						958,400	
130	LAND		0.293		ACRES	EXCESS ACREAGE		0	35,000.	1.00	R4									10,255						10,300	
Total AC/HA:	2.12955			Total SF/SM:	92763		Parcel LUC:	130	LAND		Prime NB Desc	RES CAT 4								Total:	968,655		Spl Credit			Total:	968,700

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
130	2.130			968,700	968,700		GIS Ref
Total Card	2.130			968,700	968,700	Entered Lot Size	GIS Ref
Total Parcel	2.130			968,700	968,700	Total Land:	
Source: Market Adj Cost		Total Value per SQ unit /Card:		N/A	/Parcel: N/A	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	130	FV		0	2.13	940,700	940,700		Year End Roll	12/2/2024	PRINT		
2024	130	FV		0	2.13	920,800	920,800		Year end	11/9/2023		Date	Time
2023	130	FV		0	2.13	748,800	748,800	748,800	Year end	11/3/2022		09/26/25	14:27:3
2022	130	FV		0	2.13	693,600	693,600	693,600	Year End Roll	10/19/2021	LAST REV		
2021	130	FV		0	2.13	648,800	648,800	648,800	Year End Roll	10/15/2020		Date	Time
2020	130	FV		0	2.13	672,800	672,800	672,800	Year End Roll	9/26/2019		02/13/25	10:08:4
2019	130	FV		0	2.13	655,200	655,200	655,200	Create Final va	6/4/2019			
2018	130	FV		0	2.13	655,200	655,200	655,200	Year End Roll	9/28/2017		blakelev	

SALES INFORMATION

[illegible]

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

[illegible]

Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	110 23 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:	

