

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VALLEY POND CORPORATION
Owner 2:	
Owner 3:	
Street 1:	PO BOX 195
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This Parcel contains 30.6 ACRES of land mainly classified as 61BSWIM

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
811	61BSWIM		80000		SQUARE FE	RECREATION		0	9.98	1.00	R3									798,400			0.25			199,600	
811	61BSWIM		12.613		ACRES	RECREATION		0	35,000.	1.00	R3									441,455			0.25			110,364	
811	61BSWIM		16.15		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									113,050			0.25			28,263	Wetland

Total AC/HA:	30.59955	Total SF/SM:	1332916	Parcel LUC:	811 61BSWIM	Prime NB Desc	RES CAT 3	Total:	1,352,905	SpI Credit	1,014,678	Total:	338,227
--------------	----------	--------------	---------	-------------	-------------	---------------	-----------	--------	-----------	------------	-----------	--------	---------

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
811	30.600			338,227	338,227
Total Card		30.600		338,227	338,227
Total Parcel		30.600		338,227	338,227
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	811	FV		0	30.6	1,329,705	1,329,705		Year End Roll	12/2/2024
2024	811	FV		0	30.6	1,235,290	1,235,290		Year end	11/9/2023
2023	811	FV		0	30.6	1,175,290	1,175,290	293,823	Year end	11/3/2022
2022	811	FV		0	30.6	1,108,090	1,108,090	277,023	Year End Roll	10/19/2021
2021	811	FV		0	30.6	1,035,290	1,035,290	258,823	Year End Roll	10/15/2020
2020	811	FV		0	30.6	1,035,290	1,035,290	258,823	Year End Roll	9/26/2019
2019	811	FV		0	30.6	1,017,690	1,017,690	254,423	Create Final va	6/4/2019
2018	811	FV		0	30.6	1,017,690	1,017,690	254,423	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
VALLEY POND RLT	17121-51		6/20/1986	INTRA-CORP		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total:	1,352,905	SpI Credit	1,014,678	Total:	338,227
--------	-----------	------------	-----------	--------	---------



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	122 1 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:	

Parcel ID 182 26 0
 Entered Lot Size
 Total Land:
 Land Unit Type:
 !595!
 PRINT Date Time 09/26/25 14:56:10
 LAST REV Date Time 04/09/13 09:26:30
 apro 595

