

Map Lot Sublot

Building Unit

CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LAGRECA TR CARL A
Owner 2:	ANIL KUMAR IRREVOCABLE TRUST
Owner 3:	
Street 1:	99 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	Kumar - Anil
Owner 2:	Kumar - Suparna
Street 1:	99 Conant Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This parcel contains 2.15 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1959, having primarily CLAPBOARD Exterior and 11462 Square Feet, with 1 Unit, 5 Baths, 0 3/4 Bath, 1 HalfBath, 9 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		67518		SQUARE FE	PRIME SITE		0	13.03	1.13	R5									993,609						993,600	
101	ONE FAM		0.6		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									4,200						4,200	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.150	1,647,800	600	997,800	2,646,200
Total Card 2.150 1,647,800 600 997,800 2,646,200					
Total Parcel 2.150 1,647,800 600 997,800 2,646,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 230.87		/Parcel: 230.87	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,720,100	600	2.15	968,800	2,689,500		Year End Roll	12/2/2024
2024	101	FV	1,699,800	600	2.15	949,200	2,649,600		Year end	11/9/2023
2023	101	FV	1,456,000	600	2.15	804,300	2,260,900	2,260,900	Year end	11/3/2022
2022	101	FV	1,232,400	600	2.15	735,700	1,968,700	1,968,700	Year End Roll	10/19/2021
2021	101	FV	1,130,800	600	2.15	766,200	1,897,600	1,897,600	Year End Roll	10/15/2020
2020	101	FV	1,110,500	600	2.15	766,200	1,877,300	1,877,300	Year End Roll	9/26/2019
2019	101	FV	1,052,200	600	2.15	763,100	1,815,900	1,815,900	Create Final va	6/4/2019
2018	101	FV	1,052,200	600	2.15	763,100	1,815,900	1,815,900	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
Kumar,Anil	59604-326		7/25/2012	DIVORCE/ESTA		1	No	No	Divorce
Kumar,Anil	59601-328		7/25/2012	CONVENIENC		100	No	No	
KUMAR, ANIL	23787-208		10/19/1993	FAMILY			No	No	
SUPARNA KUMAR	21202-517		6/5/1991	FAMILY			No	No	

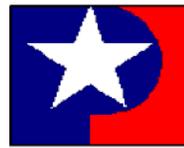
BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2025	R-25-106	BATH	17,000					
7/26/2016	6511	WINDOWS	3,000	C				Replace 2 windows
11/14/2008	4094	ROOF		C				strip & re-roof
12/20/2004	3106	RENOVATI	15,000	C	6/11/2005			reno apartment in
11/15/2004	3090	RENOVATI	150,000	C	6/11/2005			kitch w/bump out,

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
1/14/2010	MEAS+INSPECTD	100	
6/11/2005	MEAS+INSPECTD	615	
8/18/2001	ENTRY DENIED	615	
1/25/1996	MEAS+INSPECTD	606	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	122 5 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	14:56:34

LAST REV

Date	Time
07/22/25	12:05:55

apro 599

!599!

