



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	LYTTON MEGHAN K
Owner 2:	
Owner 3:	
Street 1:	48 CONANT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	POPE - MARY Q
Owner 2:	POPE - HARRISON G
Street 1:	42 MONUMENT STREET
Twn/City:	CONCORD
St/Prov:	MA Cntry
Postal:	01742

NARRATIVE DESCRIPTION

This Parcel contains 4.011 ACRES of land mainly classified as ONE FAM with a(n) DECK HSE Building Built about 1959, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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 Infru	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	8.	1.000	R4									640,000						640,000	
101	ONE FAM		0.238		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									7,140						7,100	
101	ONE FAM		1.936		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									11,616						11,600	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	285,200	2,500	4.011	658,700	946,400		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 422.59						/Parcel: 422.59	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	260,100	2500	4.011	682,700	945,300	945,300	Year End Roll	9/26/2019
2019	101	FV	242,600	2500	4.011	665,100	910,200	910,200	Create Final value 2019	6/4/2019
2018	101	FV	242,600	2500	4.011	665,100	910,200	910,200	Year End Roll	9/28/2017
2017	101	FV	242,600	0	4.011	658,700	901,300	901,300	Year End Roll	9/29/2016
2016	101	FV	240,100	0	4.011	640,300	880,400	880,400	Year End Roll	1/14/2016
2015	101	FV	230,000	0	4.011	593,900	823,900	823,900	Year End	10/2/2014
2014	101	FV	227,500	0	4.011	554,700	782,200	782,200	Year End Roll	1/23/2014
2013	101	FV	222,500	0	4.011	538,700	761,200	761,200	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
POPE, MARY Q	74611-434		5/6/2020		1090000	No	No			
MAHONEY, REIHL L	72511-485		4/26/2019		1005000	No	No			
MAHONEY, JOHN D	71837-386		11/2/2018	FAMILY	0	No	No			
DUANE JEROME	11931-13		12/19/1970		80000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
9/11/2019	R-19-0142	ROOF	9,900	C				Strip & re-roof dw

ACTIVITY INFORMATION

Date	Result	By	Name
7/17/2019	PERMIT VISIT	623	M Larson
5/8/2017	MEAS+INSPCTD	4	JG
7/10/2008	MEAS+INSPCTD	25	D ERSKINE
8/18/2001	M&L COMPLETE	615	
11/14/1995	MEAS+INSPCTD	607	
2/22/1995	MEAS/EXT INS	601	
7/11/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

