

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BLACKLER PETER
Owner 2:	BLACKLER LINDSAY S
Owner 3:	
Street 1:	86 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 3.167 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 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 Influ	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		1.33		ACRES	UNDEV	0.2	0	30,000.	0.200	R4									7,980						8,000	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	236,100	3,200	3.167	648,000	887,300		
Total Card						Entered Lot Size	
Total Parcel						Total Land:	
Source: Market Adj Cost						Land Unit Type:	
Total Value per SQ unit /Card: 411.43						/Parcel: 411.43	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	233,800	3200	3.167	672,000	909,000	909,000	Year End Roll	9/26/2019
2019	101	FV	211,100	3200	3.167	654,400	868,700	868,700	Create Final value 2019	6/4/2019
2018	101	FV	211,100	3200	3.167	654,400	868,700	868,700	Year End Roll	9/28/2017
2017	101	FV	191,700	1300	3.167	648,000	841,000	841,000	Year End Roll	9/29/2016
2016	101	FV	189,600	1300	3.167	629,600	820,500	820,500	Year End Roll	1/14/2016
2015	101	FV	185,300	1300	3.167	583,200	769,800	769,800	Year End	10/2/2014
2014	101	FV	176,800	1300	3.167	544,000	722,100	722,100	Year End Roll	1/23/2014
2013	101	FV	172,500	1300	3.167	528,000	701,800	701,800	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
BURK GEORGE W	19428-346		10/26/1988	FAMILY		0	No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
2/22/1999	1632	MANUAL	71,000	C	6/5/1999			dining room & fami

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEAS+INSPCTD	4	JG
8/18/2007	MEAS/EXT INS	616	D MANZELLO
6/5/1999	MEAS+INSPCTD	602	
1/20/1996	MEAS+INSPCTD	606	
5/24/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

