

Town Of Lincoln



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR SHERMAN P
Owner 2:	DAVIS TR PHYLLIS M
Owner 3:	FARMS END REALTY TRUST
Street 1:	47 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	DAVIS SHERMAN P -
Owner 2:	DAVIS PHYLLIS M -
Street 1:	47 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This Parcel contains 1.2 ACRES of land mainly classified as ONE FAM with a(n) RANCH Building Built about 1953, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 1 Baths, 1 HalfBaths, 0 3/4 Baths, 8 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		52271.4		SQUARE FE	PRIME SITE		0	8.	1.371	R4									573,451						573,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	152,700	9,500	1.200	573,500	735,700		0
							GIS Ref
							GIS Ref
							Insp Date
							05/08/17
Total Card		152,700	9,500	1.200	573,500	735,700	Entered Lot Size
Total Parcel		152,700	9,500	1.200	573,500	735,700	Total Land:
Source: Market Adj Cost		Total Value per SQ unit /Card: 477.11		/Parcel: 477.11		Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	151,300	9500	1.2	595,000	755,800	755,800	Year End Roll	9/26/2019
2019	101	FV	136,800	9500	1.2	579,200	725,500	725,500	Create Final value 2019	6/4/2019
2018	101	FV	136,800	9500	1.2	579,200	725,500	725,500	Year End Roll	9/28/2017
2017	101	FV	135,600	5900	1.2	573,500	715,000	715,000	Year End Roll	9/29/2016
2016	101	FV	134,200	5900	1.2	557,000	697,100	697,100	Year End Roll	1/14/2016
2015	101	FV	131,300	5900	1.2	515,400	652,600	652,600	Year End	10/2/2014
2014	101	FV	125,500	5900	1.2	480,300	611,700	611,700	Year End Roll	1/23/2014
2013	101	FV	122,600	5900	1.16	462,500	591,000	591,000	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
DAVIS SHERMAN P	28059-140		1/8/1998	CONVENIENC		1	No	No		
	9536-186		1/19/1960			0	No	No		

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS/EXT INS	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L COMPLETE	615	
11/14/1995	MEAS+INSPCTD	607	
9/1/1992	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

Total AC/HA:	1.19999	Total SF/SM:	52271.57	Parcel LUC:	101	ONE FAM	Prime NB Desc	RES CAT 4	Total:	573,451	SpI Credit	Total:	573,500
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