

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	DAVIS TR SHERMAN P
Owner 2:	DAVIS TR PHYLLIS M
Owner 3:	MIDDLE FIELD REALTY TRUST
Street 1:	47 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
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 1.9 ACRES of land mainly classified as LAND

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descip	%	Item	Code	Descip
Z	R1	Residential	100	U		
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 Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
130	LAND		80000		SQUARE FE	PRIME SITE		0	8.	1.000	R4									640,000						640,000	
130	LAND		0.063		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									1,890						1,900	

Total AC/HA:	1.89955	Total SF/SM:	82744.40	Parcel LUC:	130 LAND	Prime NB Desc	RES CAT 4	Total:	641,890	SpI Credit		Total:	641,900
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: FY2021

meadorse

2021

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
130			1.900	641,900	641,900		0
							GIS Ref
							GIS Ref
Total Card			1.900	641,900	641,900	Entered Lot Size	
Total Parcel			1.900	641,900	641,900	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:	N/A	/Parcel:	N/A	Land Unit Type:	Insp Date

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	130	FV		0	1.9	665,900	665,900	665,900	Year End Roll	9/26/2019
2019	130	FV		0	1.9	648,300	648,300	648,300	Create Final value 2019	6/4/2019
2018	130	FV		0	1.9	648,300	648,300	648,300	Year End Roll	9/28/2017
2017	130	FV		0	1.9	641,900	641,900	641,900	Year End Roll	9/29/2016
2016	130	FV		0	1.9	623,500	623,500	623,500	Year End Roll	1/14/2016
2015	130	FV		0	1.9	577,100	577,100	577,100	Year End	10/2/2014
2014	130	FV		0	1.9	537,900	537,900	537,900	Year End Roll	1/23/2014
2013	130	FV		0	1.9	521,900	521,900	521,900	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	28059-146		1/8/1998	CONVENIENC		1 Yes	No			
DAVIS PRESCOTT	13621-598		1/8/1979		12000	No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	110 22 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:	

PRINT

Date	Time
10/22/20	14:52:34

LAST REV

Date	Time
07/08/04	10:51:52

apro 294

