



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VALLEY POND CORPORATION
Owner 2:	
Owner 3:	
Street 1:	PO BOX 195
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

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

NARRATIVE DESCRIPTION

This Parcel contains 30.6 ACRES of land mainly classified as 61BSWIM

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
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
811	61BSWIM		80000		SQUARE FE	RECREATION		0	7.	1.000	R3									560,000			0.25			140,000	
811	61BSWIM		12.613		ACRES	RECREATION		0	30,000.	1.000	R3									378,390			0.25			94,598	
811	61BSWIM		16.15		ACRES	UNDEV	0.2	0	30,000.	0.200	R3									96,900			0.25			24,225	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description
811			30.600	258,823	258,823	
Total Card						Entered Lot Size
Total Parcel						Total Land:
Source: Market Adj Cost						Land Unit Type:
Total Value per SQ unit /Card: N/A						/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	811	FV		0	30.6	1,035,290	1,035,290	258,823	Year End Roll	9/26/2019
2019	811	FV		0	30.6	1,017,690	1,017,690	254,423	Create Final value 2019	6/4/2019
2018	811	FV		0	30.6	1,017,690	1,017,690	254,423	Year End Roll	9/28/2017
2017	811	FV		0	30.6	987,290	987,290	246,823	Year End Roll	9/29/2016
2016	811	FV		0	30.6	972,090	972,090	243,023	Year End Roll	1/14/2016
2015	811	FV		0	30.6	935,290	935,290	233,823	Year End	10/2/2014
2014	811	FV		0	30.6	887,290	887,290	221,823	Year End Roll	1/23/2014
2013	811	FV		0	30.67	877,390	877,390	219,348	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
VALLEY POND RLT	17121-51		6/20/1986	INTRA-CORP		0 No	No			

BUILDING PERMITS

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

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

