



Patriot Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	HOYT PAMELA W
Owner 2:	HOYT WILLIAM
Owner 3:	
Street 1:	58 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	Walter - Rosly M
Owner 2:	Hoyt - William
Street 1:	58 Conant Rd
Twn/City:	Lincoln
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This Parcel contains 6.38 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1963, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 4 Baths, 0 HalfBaths, 0 3/4 Baths, 11 Rooms, and 5 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 Infl	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	10.	1.000	R5									800,000						800,000	
101	ONE FAM		1.493		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									44,790						44,800	
101	ONE FAM		3.05		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									18,300						18,300	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	457,700		6.380	863,100	1,320,800		0
							GIS Ref
							GIS Ref
Total Card	457,700		6.380	863,100	1,320,800	Entered Lot Size	
Total Parcel	457,700		6.380	863,100	1,320,800	Total Land:	
Source: Market Adj Cost	Total Value per SQ unit /Card: 309.32		/Parcel: 309.32			Land Unit Type:	Insp Date
							05/08/17

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	450,300	0	6.38	863,100	1,313,400	1,313,400	Year End Roll	9/26/2019
2019	101	FV	437,000	0	6.38	859,900	1,296,900	1,296,900	Create Final value 2019	6/4/2019
2018	101	FV	437,000	0	6.38	859,900	1,296,900	1,296,900	Year End Roll	9/28/2017
2017	101	FV	438,500	0	6.38	859,900	1,298,400	1,298,400	Year End Roll	9/29/2016
2016	101	FV	428,200	0	6.38	807,900	1,236,100	1,236,100	Year End Roll	1/14/2016
2015	101	FV	416,600	0	6.38	752,700	1,169,300	1,169,300	Year End	10/2/2014
2014	101	FV	385,600	0	6.38	743,100	1,128,700	1,128,700	Year End Roll	1/23/2014
2013	101	FV	377,800	0	6.38	723,100	1,100,900	1,100,900	Year End Roll	10/25/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
Walter,Rosly M	60649-406		12/5/2012	FAMILY		1	No	No		transfer to Pamela from Rosly Walte
Walter,Rosly M	60649-404		12/5/2012	FAMILY		1	No	No		transfer to Pamela from Charlton Wal
WALTER, CHARLTO	26581-598		8/14/1996	CONVENIENC		1	No	No		
WALTER CHARLTON	21043-429		3/13/1991	FAMILY	350000		No	No		

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2010	4587	MANUAL	4,042	C				replace a door

ACTIVITY INFORMATION

Date	Result	By	Name
5/8/2017	MEAS+INSPCTD	4	JG
7/10/2008	MEAS/EXT INS	25	D ERSKINE
8/18/2001	M&L COMPLETE	613	
5/17/1996	MEAS+INSPCTD	606	
11/16/1995	MEAS+INSPCTD	607	
11/7/1991	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

