



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:				Topo		
D				Street	1	PAVED
s				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	10.5	1.000	R5									840,000						840,000	
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
101	591,300		6.380	903,100	1,494,400
Total Card	591,300		6.380	903,100	1,494,400
Total Parcel	591,300		6.380	903,100	1,494,400
Source:	Market Adj Cost	Total Value per SQ unit /Card:		349.98	/Parcel: 349.98

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

Insp Date	05/08/17
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PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	512,500	0	6.38	831,100	1,343,600	1,343,600	Year End Roll	10/19/2021
2021	101	FV	457,700	0	6.38	863,100	1,320,800	1,320,800	Year End Roll	10/15/2020
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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
Walter,Rosly M	60649-406		12/5/2012	FAMILY		1	No	No
Walter,Rosly M	60649-404		12/5/2012	FAMILY		1	No	No
WALTER, CHARLTO	26581-598		8/14/1996	CONVENIENC		1	No	No
WALTER CHARLTON	21043-429		3/13/1991	FAMILY	350,000	No	No	

TAX DISTRICT

PAT ACCT.

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		transer to Pamela from Charlton Wal
WALTER, CHARLTO	26581-598		8/14/1996	CONVENIENC		1	No	No		
WALTER CHARLTON	21043-429		3/13/1991	FAMILY	350,000	No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
3/29/2022	R-22-0060	ROOF	52,235	C				Strip & re-roof 40
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

