



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
109		CONANT RD, LINCOLN
Unit #:		
Owner 1: MATHER WARREN		
Owner 2: SELVAGE NANCY		
Owner 3:		
Street 1: 109 CONANT ROAD		
Street 2:		
Twn/City: LINCOLN		
St/Prov:	MA	Cntry: Own Occ: Y
Postal:	01773	Type:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	348,100	14,900	2.260	849,300	1,212,300
Total Card 348,100 14,900 2.260 849,300 1,212,300					
Total Parcel 348,100 14,900 2.260 849,300 1,212,300					
Source: Market Adj Cost		Total Value per SQ unit /Card: 389.56		/Parcel: 389.56	

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

Insp Date	05/10/17
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**OWNERSHIP**

Owner 1: PAGE TR - PATRICIA H
Owner 2: CABOT TR - CHILTON S
Street 1: C-O J M FORBES AND CO LLP
Twn/City: BOSTON
St/Prov: MA
Postal: 02108

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	300,600	12800	2.26	777,300	1,090,700	1,090,700	Year End Roll	10/19/2021
2021	101	FV	276,900	12800	2.26	809,300	1,099,000	1,099,000	Year End Roll	10/15/2020
2020	101	FV	272,200	12800	2.26	809,300	1,094,300	1,094,300	Year End Roll	9/26/2019
2019	101	FV	269,800	12800	2.26	806,100	1,088,700	1,088,700	Create Final value 2019	6/4/2019
2018	101	FV	269,800	12800	2.26	806,100	1,088,700	1,088,700	Year End Roll	9/28/2017
2017	101	FV	291,800	10100	2.26	806,100	1,108,000	1,108,000	Year End Roll	9/29/2016
2016	101	FV	289,100	10100	2.26	754,100	1,053,300	1,053,300	Year End Roll	1/14/2016
2015	101	FV	272,200	10100	2.26	698,900	981,200	981,200	Year End	10/2/2014

**SALES INFORMATION**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif
PAGE TR,PATRICI	63907-512		7/14/2014		1,100,000	No	No	
PAGE PATRICIA H	28082-363		1/16/1998	CONVENIENC		1	No	No
	9764-412		2/19/1961			No	No	

**NARRATIVE DESCRIPTION**

This Parcel contains 2.26 ACRES of land mainly classified as ONE FAM with a(n) CONTEMPORARY Building Built about 1962, Having Primarily WOOD Exterior and ASPHALT Roof Cover, with 1 Units, 3 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 4 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

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
11/17/2015	6287	WOOD STO		C				Install a hearthst
5/21/2015	6084	RENOVATI	10,000	C	3/3/2016			Replace rotted sil
5/20/2015	6083	ROOF	6,000	C				Strip and re-roof
5/6/2015	6070	RENOVATI	42,000	C				Amend permit 6070
5/1/2015	6069	ROOF	25,000	C				Replace rubber roo

**ACTIVITY INFORMATION**

Date	Result	By	Name
5/10/2017	MEAS+INSPCTD	4	JG
3/3/2016	MEAS/EXT INS	618	G BOURGAULT
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/25/2000	M&L COMPLETE	610	
1/10/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

**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		80000		SQUARE FE	PRIME SITE		0	10.5	1.000	R5									840,000						840,000	
101	ONE FAM		0.283		ACRES	EXCESS ACRE		0	30,000.	1.000	R5									8,490						8,500	
101	ONE FAM		0.14		ACRES	UNDEV	0.2	0	30,000.	0.200	R5									840						800	Wetland

Total AC/HA: 2.25955	Total SF/SM: 98426.00	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total: 849,330	Spl Credit	Total: 849,300
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