



**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
58		CONANT RD, LINCOLN
<b>OWNERSHIP</b>		
Unit#:		
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:

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value
101	682,700		6.380	1,055,100	1,737,800
<b>Total Card</b> 682,700 6.380 1,055,100 1,737,800					
<b>Total Parcel</b> 682,700 6.380 1,055,100 1,737,800					
Source: Market Adj Cost		Total Value per SQ unit /Card: 406.98		/Parcel: 406.98	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	
Insp Date 05/08/17	

**PREVIOUS OWNER**

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

**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	591,300	0	6.38	903,100	1,494,400	1,494,400	Year end	11/3/2022
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

**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		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			

**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

**BUILDING PERMITS**

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
1/5/2023	R-23-0002	DOORS	11,757	C				Replace one patio
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

**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	12.4	1.000	R5									992,000						992,000	
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

Total AC/HA: 6.37955	Total SF/SM: 277893.19	Parcel LUC: 101	ONE FAM	Prime NB Desc	RES CAT 5	Total: 1,055,090	Spl Credit	Total: 1,055,100
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