



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

| | |
|-----------|---------------------------|
| Owner 1: | HOYT TR PAMELA W |
| Owner 2: | HOYT TR WILLIAM |
| Owner 3: | P HOYT TRUST/W HOYT TRUST |
| 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: | HOYT - PAMELA W |
| 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 CONTEMPORARY Building built about 1963, having primarily WOOD Exterior and 4270 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|------|------------|--------|----------|
| | | | |

PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|------------|------|-------------|-----|---------|------|-------------|
| Z | R-1 | Single Fam | 100 | water | A | SEPTIC |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | | |
| s | | | | Street | 1 | PAVED |
| t | | | | Gas: | 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 | 13.03 | 1.00 | R5 | | | | | | | | | 1,042,400 | | | | | 1,042,400 | | |
| 101 | ONE FAM | | 1.493 | | ACRES | EXCESS ACRE | | 0 | 35,000. | 1.00 | R5 | | | | | | | | | 52,255 | | | | | 52,300 | | |
| 101 | ONE FAM | | 3.05 | | ACRES | UNDEV | 0.2 | 0 | 35,000. | 0.20 | R5 | | | | | | | | | 21,350 | | | | | 21,400 | Wetland | |

| | | | | | | | | | | | | | |
|--------------|---------|--------------|--------|-------------|-----|---------|---------------|-----------|--------|-----------|------------|--------|-----------|
| Total AC/HA: | 6.37955 | Total SF/SM: | 277893 | Parcel LUC: | 101 | ONE FAM | Prime NB Desc | RES CAT 5 | Total: | 1,116,005 | SpI Credit | Total: | 1,116,100 |
|--------------|---------|--------------|--------|-------------|-----|---------|---------------|-----------|--------|-----------|------------|--------|-----------|

IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|--------------|-----------------|--------------------------------|------------|------------|-------------|
| 101 | 6.380 | 749,600 | | 1,116,100 | 1,865,700 |
| Total Card | 6.380 | 749,600 | | 1,116,100 | 1,865,700 |
| Total Parcel | 6.380 | 749,600 | | 1,116,100 | 1,865,700 |
| Source: | Market Adj Cost | Total Value per SQ unit /Card: | 436.94 | /Parcel: | 436.94 |

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

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-----------------|------------|
| 2025 | 101 | FV | 690,300 | 0 | 6.38 | 1,085,700 | 1,776,000 | | Year End Roll | 12/2/2024 |
| 2024 | 101 | FV | 682,700 | 0 | 6.38 | 1,055,100 | 1,737,800 | | Year end | 11/9/2023 |
| 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 va | 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 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|---|
| HOYT,PAMELA W | 82596-246 | | 3/25/2024 | CONVENIENC | 99 | No | No | | |
| Walter,Rosly M | 60649-406 | | 12/5/2012 | FAMILY | 1 | No | No | | transfer to Pamela from Rosly Walter will. |
| Walter,Rosly M | 60649-404 | | 12/5/2012 | FAMILY | 1 | No | No | | transer to Pamela from Charlton Walter trust. |
| 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 | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | 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

