

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 1,329,000 / 1,329,000
 USE VALUE: 1,329,000 / 1,329,000
 ASSESSED: 1,329,000 / 1,329,000



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	PENNOCK OLIVIA
Owner 2:	SLATE BJORN ROBERT
Owner 3:	
Street 1:	68 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3913 Type:

PREVIOUS OWNER

Owner 1:	HORWITZ TR - PATRICIA F
Owner 2:	-
Street 1:	68 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3913

NARRATIVE DESCRIPTION

This parcel contains 3.61 ACRES of land mainly classified as ONE FAM with a ANTIQUE Building built about 1739, having primarily CLAPBOARD Exterior and 4204 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 6 Bd rms.

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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		1.773		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									62,055						62,100	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	3.610	245,200	63,300	1,020,500	1,329,000	
Total Card		3.610	245,200	63,300	1,020,500	1,329,000
Total Parcel		3.610	245,200	63,300	1,020,500	1,329,000
Source: Market Adj Cost		Total Value per SQ unit /Card: 316.13		/Parcel: 316.13		

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	653,200	65700	3.61	992,500	1,711,400		Year End Roll	12/2/2024
2024	101	FV	641,000	65700	3.61	965,200	1,671,900		Year end	11/9/2023
2023	101	FV	534,600	65700	3.61	793,200	1,393,500	1,393,500	Year end	11/3/2022
2022	101	FV	463,900	65700	3.61	738,000	1,267,600	1,267,600	Year End Roll	10/19/2021
2021	101	FV	484,700	65700	3.61	693,200	1,243,600	1,243,600	Year End Roll	10/15/2020
2020	101	FV	493,000	65700	3.61	717,200	1,275,900	1,275,900	Year End Roll	9/26/2019
2019	101	FV	459,500	65700	3.61	699,600	1,224,800	1,224,800	Create Final va	6/4/2019
2018	101	FV	459,500	65700	3.61	699,600	1,224,800	1,224,800	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
HORWITZ TR,PATR	83630-1		12/27/2024		1,365,000	No	No		
HORWITZ, PATRIC	24469-102		4/20/1994	FAMILY		No	No		
WARREN DONALD H	11196-55		8/19/1966		60,000	No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/27/2025	E-25-152	BATH	27,000	O				
6/6/2025	SH-25-11	SHEET MT	25,000	O				
4/15/2025	68	RENOVATI	517,659	O				
12/9/2024	R-24-232			O				
8/22/2002	2568	ROOF		C	7/1/2003			

ACTIVITY INFORMATION

Date	Result	By	Name
11/25/2024	MEAS+INSPCTD	7	SB
7/10/2008	MEAS+INSPCTD	25	D ERSKINE
8/19/2001	M&L COMPLETE	613	
11/16/1995	MEAS+INSPCTD	607	
2/1/1989	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA

