

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 2,662,400 / 2,662,400
 USE VALUE: 2,662,400 / 2,662,400
 ASSESSED: 2,662,400 / 2,662,400



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	STEENSMA DAVID
Owner 2:	ROEDE CAROL
Owner 3:	
Street 1:	82 CONANT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	S&J VENTURES LLC -
Owner 2:	MASS LIMITED LIABILITY COMPANY -
Street 1:	82 CONANT ROAD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773

NARRATIVE DESCRIPTION

This parcel contains 8.2 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 2016, having primarily SHAKES Exterior and 4732 Square Feet, with 1 Unit, 4 Baths, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 3 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		6.363		ACRES	UNDEV	0.2	0	35,000.	0.20	R4									44,541						44,500	Wetland

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8.200	1,624,100	35,400	1,002,900	2,662,400
Total Card 8.200 1,624,100 35,400 1,002,900 2,662,400					
Total Parcel 8.200 1,624,100 35,400 1,002,900 2,662,400					
Source: Market Adj Cost		Total Value per SQ Unit /Card: 562.64		/Parcel: 562.64	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,496,200	33100	8.2	974,900	2,504,200		Year End Roll	12/2/2024
2024	101	FV	1,437,700	33100	8.2	950,200	2,421,000		Year end	11/9/2023
2023	101	FV	1,248,600	33100	8.2	778,200	2,059,900	2,059,900	Year end	11/3/2022
2022	101	FV	1,095,200	35200	8.2	723,000	1,853,400	1,853,400	Year End Roll	10/19/2021
2021	101	FV	1,044,600	35200	8.2	678,200	1,758,000	1,758,000	Year End Roll	10/15/2020
2020	101	FV	1,017,300	35200	8.2	702,200	1,754,700	1,754,700	Year End Roll	9/26/2019
2019	101	FV	1,037,800	35200	8.2	684,600	1,757,600	1,757,600	Create Final va	6/4/2019
2018	101	FV	1,037,800	35200	8.2	684,600	1,757,600	1,757,600	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
S&J VENTURES LL	76441-560		12/16/2020		2,237,500	No	No		
TORODE,PETER W	64691-582		12/19/2014	CHD>SALE	850,000	No	No		
TORODE LORRAINE	31125-507		1/19/2000	CONVENIENC		1	No	No	LIFE ESTATE
	7002-456		10/19/1946				No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/7/2016	6459	RENOVATI	2,400	C	2/7/2017			Amend permit 6017
6/2/2016	6451	SHEET MT	18,000	C	2/7/2017			Sheet metal work f
6/2/2016	6450	SOLAR PA	17,579	C	12/6/2020			Install solar pane
3/2/2015	6018	GARAGE	57,000	C	11/18/2020			Garage complete.
3/2/2015	6017	NEW HOME	696,000	C	12/22/2016			Single family hous
2/25/2015	6015	DEMOLITI	250	C	5/18/2015			Demolish shed stru
2/25/2015	6014	DEMOLITI	250	C	5/18/2015			Demolish shed stru
2/25/2015	6013	DEMOLITI	7,500	C	5/18/2015			Demolish barn stru
2/25/2015	6012	DEMOLITI	30,000	C	5/18/2015			Demolish existing
7/31/2003	2740	MANUAL		C	5/29/2004			repair or repl exi

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2023	ABATE-INSPEC	1	H M SCHEID
7/14/2020	CHG FM OTHER	624	W Coelho
6/7/2016	PERMIT VISIT	618	G BOURGAULT
5/18/2015	PERMIT VISIT	619	DH
10/8/2009	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	
11/25/2000	M&L COMPLETE	610	
5/29/2000	MEAS/EXT INS	611	
3/6/1999	MEAS/EXT INS	602	

Sign: VERIFICATION OF VISIT NOT DATA

