

PROPERTY LOCATION

No	Alt No	Direction/Street/City
0		OLD CONANT RD, LINCOLN

OWNERSHIP

Owner 1:	LINCOLN LAND CONSERVATION TR
Owner 2:	
Owner 3:	
Street 1:	PO BOX 10
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: N
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	BOLTON WARREN R -
Owner 2:	BOLTON DORIS A -
Street 1:	560 ORLEANS RD
Twn/City:	CHATHAMPORT
St/Prov:	MA Cntry
Postal:	02650

NARRATIVE DESCRIPTION

This Parcel contains 6.13 ACRES of land mainly classified as CHARITY

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R-1	Single Fam	100	water		
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
905	CHARITY		80000		SQUARE FE	UNDEV	0.2	0	9.98	0.20	R3									159,680						159,700	Access
905	CHARITY		2.293		ACRES	EXCESS ACRE		0	35,000.	1.00	R3									80,255						80,300	
905	CHARITY		2		ACRES	UNDEV	0.2	0	35,000.	0.20	R3									14,000						14,000	Wetland

Total AC/HA:	6.12955	Total SF/SM:	267003	Parcel LUC:	905 CHARITY	Prime NB Desc	RES CAT 3	Total:	253,935	SpI Credit		Total:	254,000
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IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
905	6.130			254,000	254,000
Total Card		6.130		254,000	254,000
Total Parcel		6.130		254,000	254,000
Source:		Market Adj Cost	Total Value per SQ unit /Card: N/A		/Parcel: N/A

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	905	FV		0	6.13	249,300	249,300		Year End Roll	12/2/2024
2024	905	FV		0	6.13	232,800	232,800		Year end	11/9/2023
2023	905	FV		0	6.13	220,800	220,800	220,800	Year end	11/3/2022
2022	905	FV		0	6.13	207,400	207,400	207,400	Year End Roll	10/19/2021
2021	905	FV		0	6.13	192,800	192,800	192,800	Year End Roll	10/15/2020
2020	905	FV		0	6.13	192,800	192,800	192,800	Year End Roll	9/26/2019
2019	905	FV		0	6.13	189,300	189,300	189,300	Create Final va	6/4/2019
2018	905	FV		0	6.13	189,300	189,300	189,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BOLTON WARREN R	32168-89		12/14/2000	INVOLV CHARI		1	No	No	
COASTAL/SUBURBA	12903-578		11/18/1975	CONVENIENC			No	No	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name

Sign: VERIFICATION OF VISIT NOT DATA

Total:	253,935	SpI Credit		Total:	254,000
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Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	109 2 0
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	14:21:30

LAST REV

Date	Time
04/29/13	14:31:50

brennanp
224

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