

Map Lot Sublot Building Unit CARD

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	BIO MATTHEW
Owner 2:	MADRICK MATINA
Owner 3:	
Street 1:	67 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3906 Type:

PREVIOUS OWNER

Owner 1:	WHITE - CHRISTOPHER I
Owner 2:	WHITE - ELLEN E
Street 1:	67 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3906

NARRATIVE DESCRIPTION

This parcel contains 1.86 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1969, having primarily STONE VENTR Exterior and 5037 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 1 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	11.98	1.00	R4									958,400						958,400	
101	ONE FAM		0.023		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									805						800	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	1.860	1,596,900	400	959,200	2,556,500
Total Card 1.860 1,596,900 400 959,200 2,556,500					
Total Parcel 1.860 1,596,900 400 959,200 2,556,500					
Source: Market Adj Cost		Total Value per SQ unit /Card: 507.55		/Parcel: 507.55	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,222,400	400	1.86	931,200	2,154,000		Year End Roll	12/2/2024
2024	101	FV	1,163,100	400	1.86	912,700	2,076,200		Year end	11/9/2023
2023	101	FV	1,000,500	400	1.86	740,700	1,741,600	1,741,600	Year end	11/3/2022
2022	101	FV	842,700	400	1.86	685,500	1,528,600	1,528,600	Year End Roll	10/19/2021
2021	101	FV	798,200	400	1.86	640,700	1,439,300	1,439,300	Year End Roll	10/15/2020
2020	101	FV	784,300	400	1.86	664,700	1,449,400	1,449,400	Year End Roll	9/26/2019
2019	101	FV	799,600	400	1.86	647,100	1,447,100	1,447,100	Create Final va	6/4/2019
2018	101	FV	799,600	400	1.86	647,100	1,447,100	1,447,100	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WHITE,CHRISTOPH	75364-590		8/14/2020		1,690,000	No	No		
LINCOLN ROBERT	31231-564		3/21/2000		950,000	No	No		
LINCOLN ROBERT	18865-39		2/11/1988	FAMILY		No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/31/2024	R-24-0208	SOLAR PA	64,109	C				Install 40 roof m
2/29/2024	R-24-0036	RENO-ADD	90,000	C				Construct an acces
11/13/2023	R-23-0275	GARAGE	500,000	C				Demolish existing
10/11/2022	R-22-0244	RENOVATI	150,000	C				Replace portico &
11/19/2020	R-20-0213	MANUAL	13,000	C				Replace 2 patio do
12/6/2012	5261	RENOVATI	12,000	C	5/20/2014			reduce the size of
7/21/1993	292	RENO-ADD	82,600	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
3/6/2025	MEAS/EXT INS	6	JN
5/20/2014	MEAS/EXT INS	25	D ERSKINE
6/17/2013	MEAS/EXT INS	25	D ERSKINE
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/18/2000	M&L EXTERIOR	610	
11/17/1995	MEAS+INSPCTD	607	
12/22/1993	PERMIT VISIT	600	
12/13/1988	INSPECTED	601	

Sign: VERIFICATION OF VISIT NOT DATA



Patriot Properties Inc.

USER DEFINED

Prior Id # 1:	110 15 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:	

