

Map

Lot

Sublot

Building

Unit

CARD

Town Of Lincoln

APPRaised: 2,867,500 / 2,867,500
 USE VALUE: 2,867,500 / 2,867,500
 ASSESSED: 2,867,500 / 2,867,500



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	VALE LAWRENCE J
Owner 2:	DOBROW JULIA R
Owner 3:	
Street 1:	103 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3905 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.197 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1970, having primarily WOOD Exterior and 5894 Square Feet, with 1 Unit, 5 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		0.36		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									12,600						12,600	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	
101	2.197	1,810,300	2,200	1,055,000	2,867,500	
Total Card		2.197	1,810,300	2,200	1,055,000	2,867,500
Total Parcel		2.197	1,810,300	2,200	1,055,000	2,867,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		486.50	/Parcel: 486.50	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	1,665,100	2100	2.197	1,024,600	2,691,800		Year End Roll	12/2/2024
2024	101	FV	1,598,900	2100	2.197	1,002,800	2,603,800		Year end	11/9/2023
2023	101	FV	1,376,200	2100	2.197	850,800	2,229,100	2,229,100	Year end	11/3/2022
2022	101	FV	1,176,100	2500	2.197	778,800	1,957,400	1,957,400	Year End Roll	10/19/2021
2021	101	FV	1,114,900	2500	2.197	810,800	1,928,200	1,928,200	Year End Roll	10/15/2020
2020	101	FV	1,095,700	2500	2.197	810,800	1,909,000	1,909,000	Year End Roll	9/26/2019
2019	101	FV	1,117,200	2500	2.197	807,600	1,927,300	1,927,300	Create Final va	6/4/2019
2018	101	FV	1,117,200	2500	2.197	807,600	1,927,300	1,927,300	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOUISE DAVY	18573-46		9/28/1987		532,000	Yes	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2023	R-23-0099	ROOF	34,865	C				Complete asphalt r
8/9/2017	6821	ROOF	4,500	C				Strip & re-roof dw
5/28/2015	6094	RENOVATI	6,500	C				Interior demolitio
8/8/2006	3492	TEMPORAR		C				tent
4/25/2003	2680	ADDITION	229,440	C	5/29/2004			1 rm off front & r
7/26/1993	297	ADDITION	300,000	C	1/25/1996			

ACTIVITY INFORMATION

Date	Result	By	Name
10/30/2018	MEAS/EXT INS	622	K Cuoco
10/8/2009	MEAS/EXT INS	25	D ERSKINE
5/29/2004	MEAS/EXT INS	615	
6/27/2003	MEAS/EXT INS	615	
8/18/2001	M&L EXTERIOR	615	
1/25/1996	MEAS+INSPCTD	606	
2/22/1995	MEAS/EXT INS	601	
12/28/1993	PERMIT VISIT	600	

Sign: VERIFICATION OF VISIT NOT DATA

