



Patriot
Properties Inc.

PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	MATHER WARREN
Owner 2:	SELVAGE NANCY
Owner 3:	
Street 1:	109 CONANT ROAD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773 Type:

PREVIOUS OWNER

Owner 1:	PAGE TR - PATRICIA H
Owner 2:	CABOT TR - CHILTON S
Street 1:	C-O J M FORBES AND CO LLP
Twn/City:	BOSTON
St/Prov:	MA Cntry
Postal:	02108

NARRATIVE DESCRIPTION

This parcel contains 2.26 ACRES of land mainly classified as ONE FAM with a CONTEMPORARY Building built about 1962, having primarily WOOD Exterior and 3112 Square Feet, with 1 Unit, 3 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 4 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		0.283		ACRES	EXCESS ACRE		0	35,000.	1.00	R5									9,905					9,900		
101	ONE FAM		0.14		ACRES	UNDEV	0.2	0	35,000.	0.20	R5									980					1,000	Wetland	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.260	455,700	16,100	1,053,300	1,525,100
Total Card 2.260 455,700 16,100 1,053,300 1,525,100					
Total Parcel 2.260 455,700 16,100 1,053,300 1,525,100					
Source: Market Adj Cost		Total Value per SQ unit /Card: 490.07		/Parcel: 490.07	

Legal Description	User Acct
	0
	GIS Ref
	GIS Ref
Entered Lot Size	
Total Land:	
Land Unit Type:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	418,100	14900	2.26	1,022,900	1,455,900		Year End Roll	12/2/2024
2024	101	FV	404,200	14900	2.26	1,001,300	1,420,400		Year end	11/9/2023
2023	101	FV	348,100	14900	2.26	849,300	1,212,300	1,212,300	Year end	11/3/2022
2022	101	FV	300,600	12800	2.26	777,300	1,090,700	1,090,700	Year End Roll	10/19/2021
2021	101	FV	276,900	12800	2.26	809,300	1,099,000	1,099,000	Year End Roll	10/15/2020
2020	101	FV	272,200	12800	2.26	809,300	1,094,300	1,094,300	Year End Roll	9/26/2019
2019	101	FV	269,800	12800	2.26	806,100	1,088,700	1,088,700	Create Final va	6/4/2019
2018	101	FV	269,800	12800	2.26	806,100	1,088,700	1,088,700	Year End Roll	9/28/2017

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PAGE TR,PATRICI	63907-512		7/14/2014		1,100,000	No	No		
PAGE PATRICIA H	28082-363		1/16/1998	CONVENIENC		1	No	No	
	9764-412		2/19/1961			No	No		

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/24/2024	R-24-0069	SOLAR PA	35,000	C				Installation of 26
11/17/2015	6287	WOOD STO		C				Install a hearstst
5/21/2015	6084	RENOVATI	10,000	C	3/3/2016			Replace rotted sil
5/20/2015	6083	ROOF	6,000	C				Strip and re-roof
5/6/2015	6070	RENOVATI	42,000	C				Amend permit 6070
5/1/2015	6069	ROOF	25,000	C				Replace rubber roo

ACTIVITY INFORMATION

Date	Result	By	Name
5/10/2017	MEAS+INSPCTD	4	JG
3/3/2016	MEAS/EXT INS	618	G BOURGAULT
8/18/2007	MEAS/EXT INS	616	D MANZELLO
11/25/2000	M&L COMPLETE	610	
1/10/1995	MEAS+INSPCTD	606	

Sign: VERIFICATION OF VISIT NOT DATA

