



PROPERTY LOCATION

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

OWNERSHIP

Owner 1:	ARMSTRONG BENJAMIN
Owner 2:	EMANUEL GABRIELLE
Owner 3:	
Street 1:	23 CONANT RD
Street 2:	
Twn/City:	LINCOLN
St/Prov:	MA Cntry Own Occ: Y
Postal:	01773-3912 Type:

PREVIOUS OWNER

Owner 1:	ARMSTRONG - BENJAMIN
Owner 2:	EMANUEL - GABRIELLE
Street 1:	23 CONANT RD
Twn/City:	LINCOLN
St/Prov:	MA Cntry
Postal:	01773-3912

NARRATIVE DESCRIPTION

This Parcel contains 2.17 ACRES of land mainly classified as ONE FAM with a(n) COLONIAL Building Built about 1956, Having Primarily WOOD SHING Exterior and ASPHALT Roof Cover, with 1 Units, 2 Baths, 0 HalfBaths, 0 3/4 Baths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Descp	%	Item	Code	Descp
Z	R1	Residential	100	U	A	SEPTIC
o				t		
n				l		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street	1	PAVED
t				Traffic	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	8.56	1.000	R4									684,800						684,800	
101	ONE FAM		0.333		ACRES	EXCESS ACRE		0	30,000.	1.000	R4									9,990						10,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Building Value	Yard Items	Land Size	Land Value	Total Value	Legal Description	User Acct
101	363,100	67,800	2.170	694,800	1,125,700		0
							GIS Ref
							GIS Ref
Total Card	363,100	67,800	2.170	694,800	1,125,700	Entered Lot Size	
Total Parcel	757,800	67,800	2.170	694,800	1,520,400	Total Land:	
Source:	Market Adj Cost	Total Value per SQ unit /Card:		662.18	/Parcel:	434.96	Insp Date
						Land Unit Type:	10/16/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2021	101	FV	683,000	67800	2.17	650,000	1,400,800	1,400,800	Year End Roll	10/15/2020
2020	101	FV	662,900	67800	2.17	674,000	1,404,700	1,404,700	Year End Roll	9/26/2019
2019	101	FV	637,100	67800	2.17	656,400	1,361,300	1,361,300	Create Final value 2019	6/4/2019
2018	101	FV	637,100	67800	2.17	656,400	1,361,300	1,361,300	Year End Roll	9/28/2017
2017	101	FV	614,100	67800	2.17	650,000	1,331,900	1,331,900	Year End Roll	9/29/2016
2016	101	FV	594,100	67800	2.17	631,600	1,293,500	1,293,500	Year End Roll	1/14/2016
2015	101	FV	580,300	67800	2.17	585,200	1,233,300	1,233,300	Year End	10/2/2014
2014	101	FV	559,100	67800	2.17	546,000	1,172,900	1,172,900	Year End Roll	1/23/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Assoc PCL Value	Notes
ARMSTRONG,BENJA	77203-190		3/12/2021	CONVENIENC	99	No	No			
MACLEAN,ALEXAND	74824-578		6/5/2020		1,319,000	No	No			
MACLEAN,ALEX S	63959-94		7/23/2014	CONVENIENC	1	No	No			
SUMMERS JULIA,	51740-142		9/30/2008		1,300,000	No	No			
SUMMERS JAMES I	20548-481		5/18/1990	FAMILY		No	No			

BUILDING PERMITS

Date	Number	Descp	Amount	C/O	Last Visit	Fed Code	F. Descp	Comment
10/26/2020	R-20-0191	FENCE	8,300	C				Replace some post
6/24/2015	6125	SOLAR PA	20,800	C				Installation of ro
5/13/1999	1712	RENOVATI	27,000	C	5/30/2000			5/30/00 100%
11/5/1998	1577	MANUAL		C	5/30/2000			5/30/00 100%
11/5/1998	1576	GAR-STUD	290,000	C	3/6/1999			5/26/99 100%
5/20/1998	1426	BARN	290,000	C	5/30/2000			5/30/00 100%
7/20/1993	290	WDK	35,000	C	12/22/1993			

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS/EXT INS	622	K Cuoco
3/10/2009	MEAS+INSPCTD	100	
8/18/2007	MEAS/EXT INS	616	D MANZELLO
5/30/2000	MEAS+INSPCTD	611	
5/26/1999	MEAS+INSPCTD	602	
6/25/1998	MEAS/EXT INS	600	
12/6/1995	MEAS/EXT INS	607	
2/1/1994	PERMIT VISIT	600	
12/22/1993	LEFT NOTICE	600	

Sign: VERIFICATION OF VISIT NOT DATA

