

**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	11.4	1.000	R4									912,000						912,000	
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
101	375,900	52,800	2.170	922,000	1,350,700
Total Card	375,900	52,800	2.170	922,000	1,350,700
Total Parcel	797,500	52,800	2.170	922,000	1,772,300
Source:	Market Adj Cost	Total Value per SQ unit /Card:		794.53	/Parcel: 507.02

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

Insp Date	10/16/18
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**PREVIOUS ASSESSMENT**

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2023	101	FV	792,700	52800	2.17	750,000	1,595,500	1,595,500	Year end	11/3/2022
2022	101	FV	757,800	67800	2.17	694,800	1,520,400	1,520,400	Year End Roll	10/19/2021
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

**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



**USER DEFINED**

Prior Id # 1:	106 8 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:	

