



**Patriot**  
Properties Inc.

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 COLONIAL Building built about 1956, having primarily WOOD SHING Exterior and 1700 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 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		0.333		ACRES	EXCESS ACRE		0	35,000.	1.00	R4									11,655						11,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	2.170	403,400	56,400	970,100	1,429,900
Total Card 2.170 403,400 56,400 970,100 1,429,900					
Total Parcel 2.170 886,700 56,400 970,100 1,913,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 841.12		/Parcel: 547.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2025	101	FV	810,700	52800	2.17	942,100	1,805,600		Year End Roll	12/2/2024
2024	101	FV	797,500	52800	2.17	922,000	1,772,300		Year end	11/9/2023
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 va	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

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	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	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/9/2024	E-24-0214	MANUAL	6,500	C				
9/11/2024	R-24-0172	RENOVATI	65,500	O				Updated detached c
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	5/26/1999			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	2/1/1994			

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

