

PROPERTY LOCATION

No	Alt No	Direction/Street/City
23		CONANT RD, LINCOLN
Unit #:		
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:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 2.17 ACRES of land mainly classified as ONE FAM with a GARAGE Building built about 1999, having primarily WOOD SHING Exterior and 507 Square Feet, with 0 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 0 Rooms, and 0 Bdrm.

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		0		NO UNITS	NOLAND		0	0.	0.00	R4																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	0.000	116,200			116,200
Total Card 0.000 116,200 116,200					
Total Parcel 2.170 886,700 56,400 970,100 1,913,200					
Source: Market Adj Cost		Total Value per SQ unit /Card: 229.19		/Parcel: 547.33	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes

BUILDING PERMITS

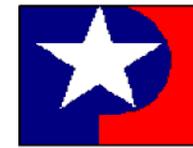
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

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

Sign: VERIFICATION OF VISIT NOT DATA

Total:	SpI Credit	Total:
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Patriot
Properties Inc.

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:	
CivilDistrict:	
Ratio:	

PRINT

Date	Time
09/26/25	14:19:11

LAST REV

Date	Time
03/18/21	14:16:19

blakeley
199

