



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: | GABELMAN KATHERINE |
| 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: | MACLEAN - ALEXANDER S |
| Owner 2: | CONKLIN - KATHERINE M |
| 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. | 1.000 | R4 | | | | | | | | | 640,000 | | | | | | 640,000 | |
| 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 | Legal Description | User Acct |
|---------------------------------------|----------------|------------|-----------|------------|-------------|-------------------|-----------|
| 101 | 327,900 | 67,800 | 2.170 | 650,000 | 1,045,700 | | 0 |
| | | | | | | | GIS Ref |
| | | | | | | | GIS Ref |
| Total Card | | | | | | Entered Lot Size | |
| Total Parcel | | | | | | Total Land: | |
| Source: Market Adj Cost | | | | | | Land Unit Type: | |
| Total Value per SQ unit /Card: 615.12 | | | | | | /Parcel: 400.74 | |
| | | | | | | Insp Date | 10/16/18 |

PREVIOUS ASSESSMENT

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|--------|-----|-----|------------|-----------|-----------|------------|-------------|---------------|-------------------------|------------|
| 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 |
| 2013 | 101 | FV | 549,500 | 67800 | 2.17 | 530,000 | 1,147,300 | 1,147,300 | Year End Roll | 10/25/2012 |

SALES INFORMATION

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Assoc PCL Value | Notes |
|-----------------|-----------|------|-----------|------------|------------|----|-----|-------|-----------------|-------|
| MACLEAN,ALEXAND | 74824-578 | | 6/5/2020 | | 1319000 | No | No | | | |
| MACLEAN,ALEX S | 63959-94 | | 7/23/2014 | CONVENIENC | | 1 | No | No | | |
| SUMMERS JULIA, | 51740-142 | | 9/30/2008 | | 1300000 | No | No | | | |
| SUMMERS JAMES I | 20548-481 | | 5/18/1990 | FAMILY | | 0 | No | No | | |

BUILDING PERMITS

| Date | Number | Descp | Amount | C/O | Last Visit | Fed Code | F. Descp | Comment |
|-----------|--------|----------|---------|-----|------------|----------|----------|--------------------|
| 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

